

Executive Summary Report

Characteristics-Based Market Adjustment for 2007 Assessment Roll

Area Name / Number: Phinney Ridge / 42

Previous Physical Inspection: 2002

Improved Sales:

Number of Sales: 767

Range of Sale Dates: 1/2004 - 12/2006

Sales – Improved Valuation Change Summary

	Land	Imps	Total	Sale Price	Ratio	COV*
2006 Value	\$181,200	\$242,300	\$423,500	\$478,900	88.4%	14.94%
2007 Value	\$200,100	\$268,900	\$469,000	\$478,900	97.9%	14.82%
Change	+\$18,900	+\$26,600	+\$45,500		+9.5%	-0.12%
% Change	+10.4%	+11.0%	+10.7%		+10.7%	-0.80%

*COV is a measure of uniformity; the lower the number the better the uniformity. The negative figures of -0.12% and -0.80% represent an improvement.

Sales used in this analysis: All sales of one to three unit residences on residential lots which were verified as, or appeared to be market sales were considered for the analysis. Individual sales that were excluded are listed later in this report. Multi-parcel sales, multi-building sales, mobile home sales, and sales of new construction where less than a 100% complete house was assessed for 2006 or any existing residence where the data for 2006 is significantly different from the data for 2007 due to remodeling were also excluded. In addition, the summary above excludes sales of parcels that had improvement value of \$25,000 or less posted for the 2006 Assessment Roll. This also excludes previously vacant and destroyed property partial value accounts.

Population - Improved Parcel Summary:

	Land	Imps	Total
2006 Value	\$190,800	\$229,100	\$419,900
2007 Value	\$210,700	\$255,400	\$466,100
Percent Change	+10.4%	+11.5%	+11.0%

Number of one to three unit residences in the Population: 4,353

Summary of Findings: The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that several characteristic-based and neighborhood-based variables needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, grade 8 homes were at a higher assessment ratio than other parcels and the formula adjusts these upward less than others. Houses built or renovated between 1950 and 1969 were at a lower assessment level and were adjusted upward more than others.

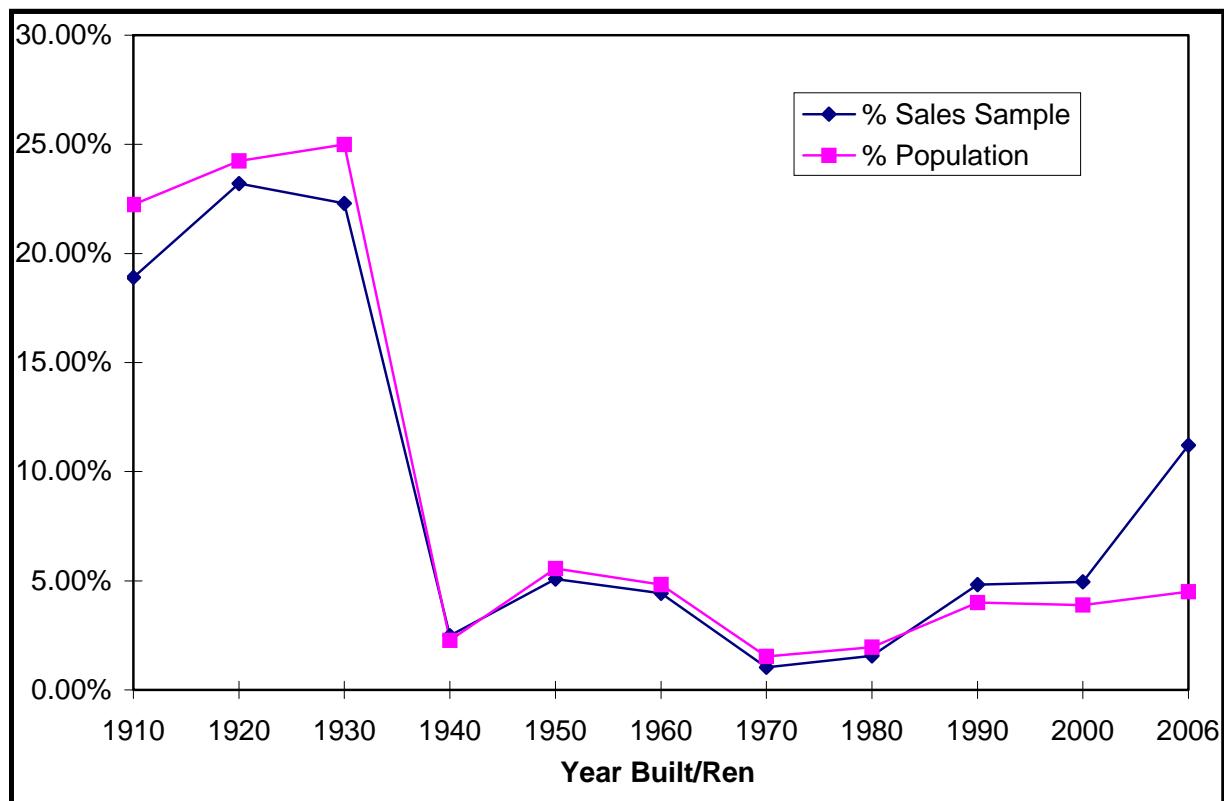
The formula adjusts for these differences thus improving equalization.

The Annual Update Values described in this report improve assessment levels, uniformity and equity. We recommend posting these values for the 2007 assessment roll.

Sales Sample Representation of Population - Year Built / Renovated

Sales Sample		
Year Built/Ren	Frequency	% Sales Sample
1910	145	18.90%
1920	178	23.21%
1930	171	22.29%
1940	19	2.48%
1950	39	5.08%
1960	34	4.43%
1970	8	1.04%
1980	12	1.56%
1990	37	4.82%
2000	38	4.95%
2006	86	11.21%
	767	

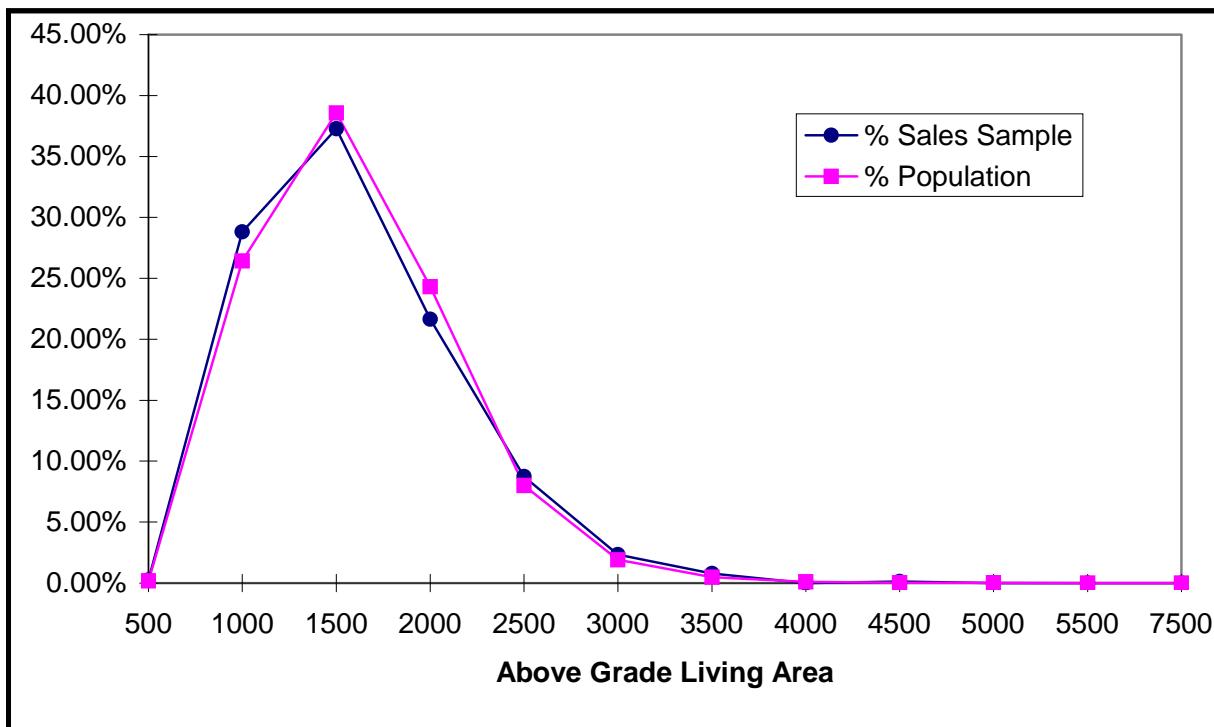
Population		
Year Built/Ren	Frequency	% Population
1910	968	22.24%
1920	1055	24.24%
1930	1088	24.99%
1940	99	2.27%
1950	242	5.56%
1960	210	4.82%
1970	67	1.54%
1980	85	1.95%
1990	174	4.00%
2000	169	3.88%
2006	196	4.50%
	4353	



Sales of new homes built in the last few years are over-represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion.

Sales Sample Representation of Population - Above Grade Living Area

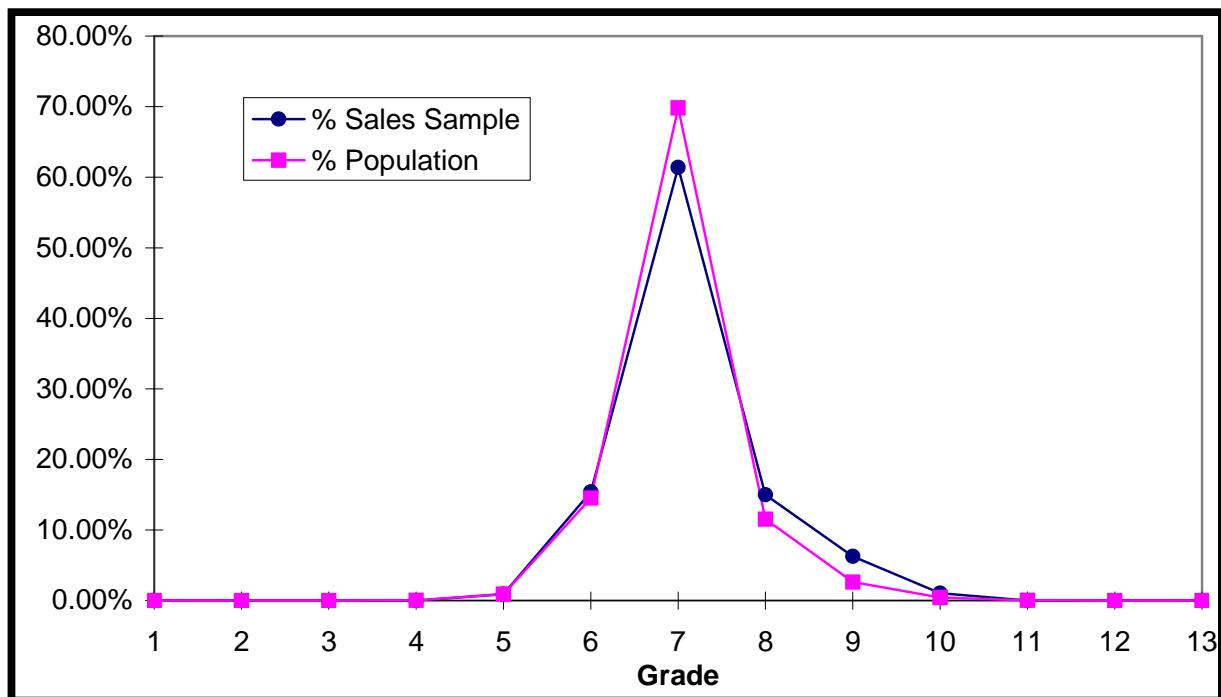
Sales Sample			Population		
AGLA	Frequency	% Sales Sample	AGLA	Frequency	% Population
500	2	0.26%	500	8	0.18%
1000	221	28.81%	1000	1150	26.42%
1500	286	37.29%	1500	1679	38.57%
2000	166	21.64%	2000	1058	24.31%
2500	67	8.74%	2500	348	7.99%
3000	18	2.35%	3000	83	1.91%
3500	6	0.78%	3500	21	0.48%
4000	0	0.00%	4000	4	0.09%
4500	1	0.13%	4500	1	0.02%
5000	0	0.00%	5000	1	0.02%
5500	0	0.00%	5500	0	0.00%
7500	0	0.00%	7500	0	0.00%
	767			4353	



The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

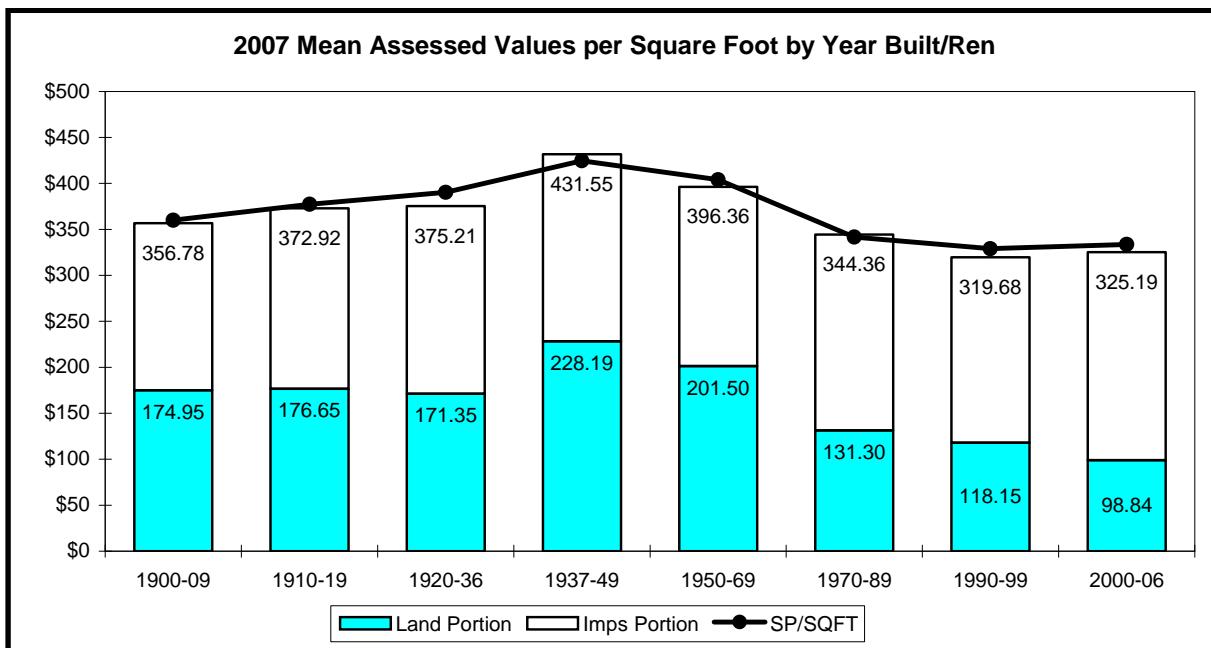
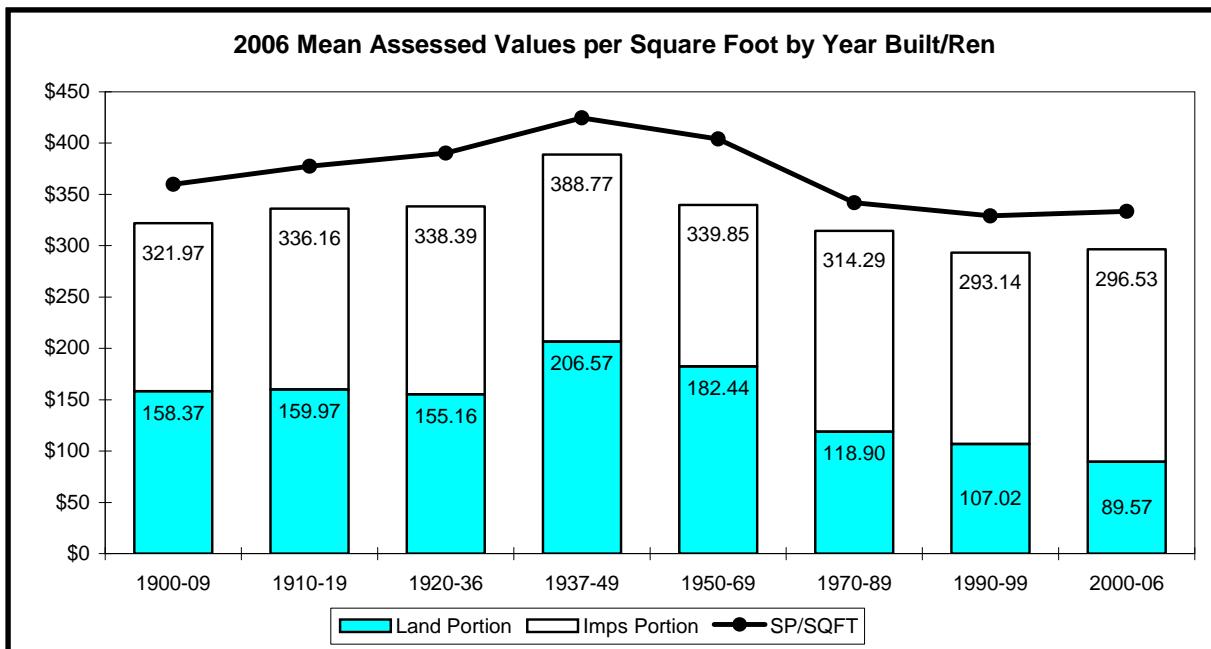
Sales Sample Representation of Population - Grade

Sales Sample			Population		
Grade	Frequency	% Sales Sample	Grade	Frequency	% Population
1	0	0.00%	1	0	0.00%
2	0	0.00%	2	0	0.00%
3	0	0.00%	3	0	0.00%
4	0	0.00%	4	2	0.05%
5	7	0.91%	5	40	0.92%
6	118	15.38%	6	632	14.52%
7	471	61.41%	7	3040	69.84%
8	115	14.99%	8	503	11.56%
9	48	6.26%	9	115	2.64%
10	8	1.04%	10	20	0.46%
11	0	0.00%	11	1	0.02%
12	0	0.00%	12	0	0.00%
13	0	0.00%	13	0	0.00%
767			4353		



The sales sample frequency distribution follows the population distribution very closely with regard to Building Grade. This distribution is ideal for both accurate analysis and appraisals.

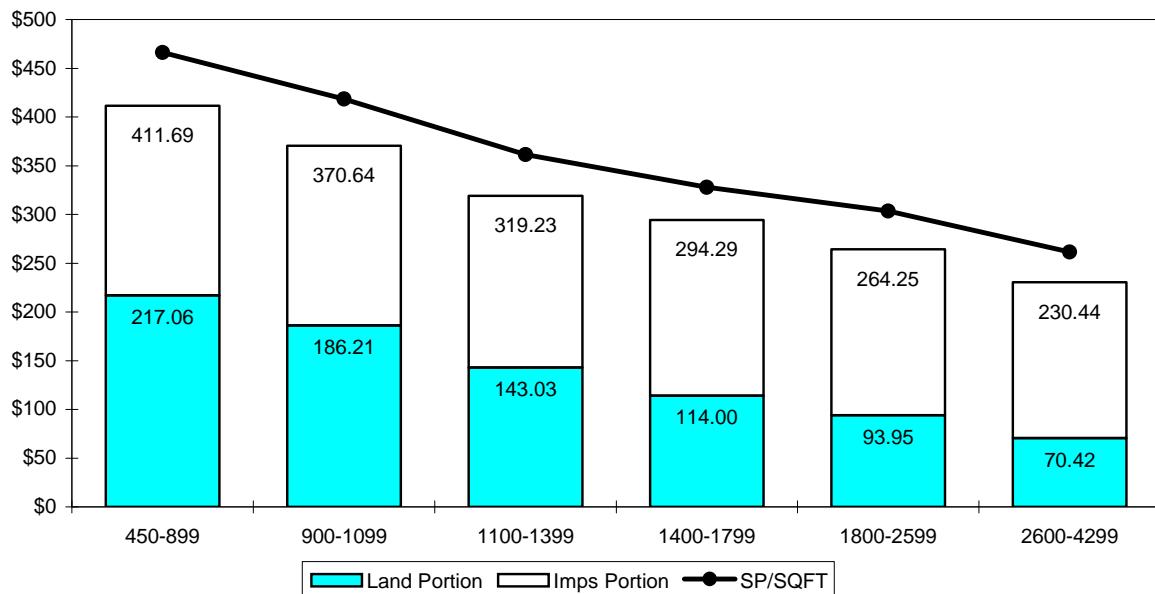
**Comparison of 2006 and 2007 Per Square Foot Values
By Year Built / Renovated**



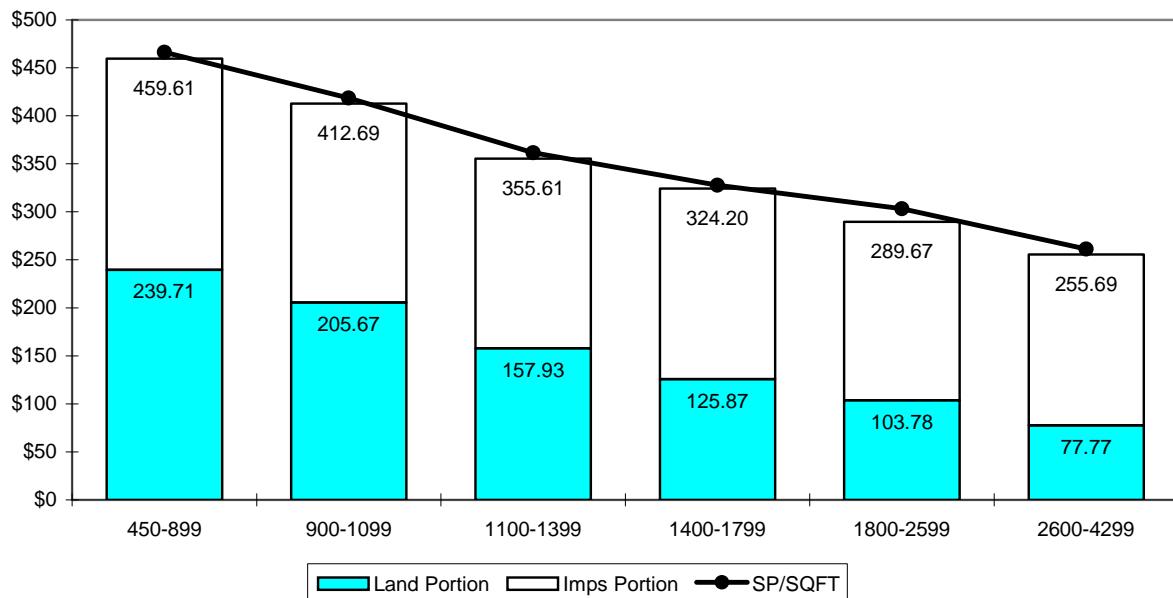
These charts clearly show an improvement in assessment level and uniformity by Year Built/Renovated as a result of applying the 2007 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

**Comparison of 2006 and 2007 Per Square Foot Values
By Above Grade Living Area**

2006 Mean Assessed Values per Square Foot by Above Grade Living Area

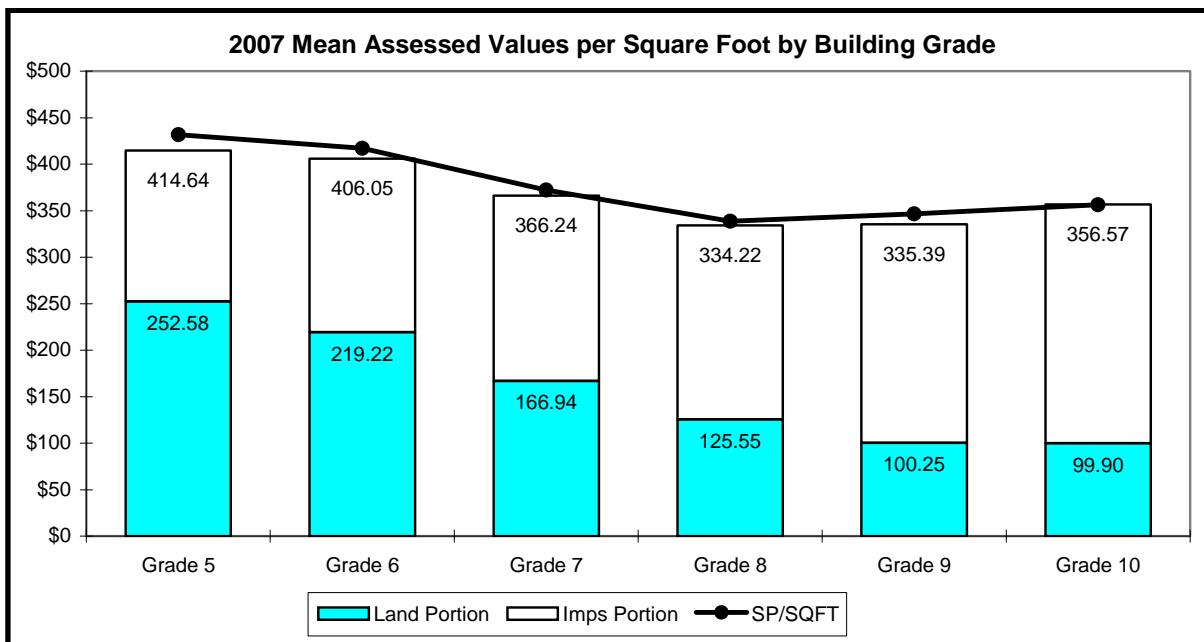
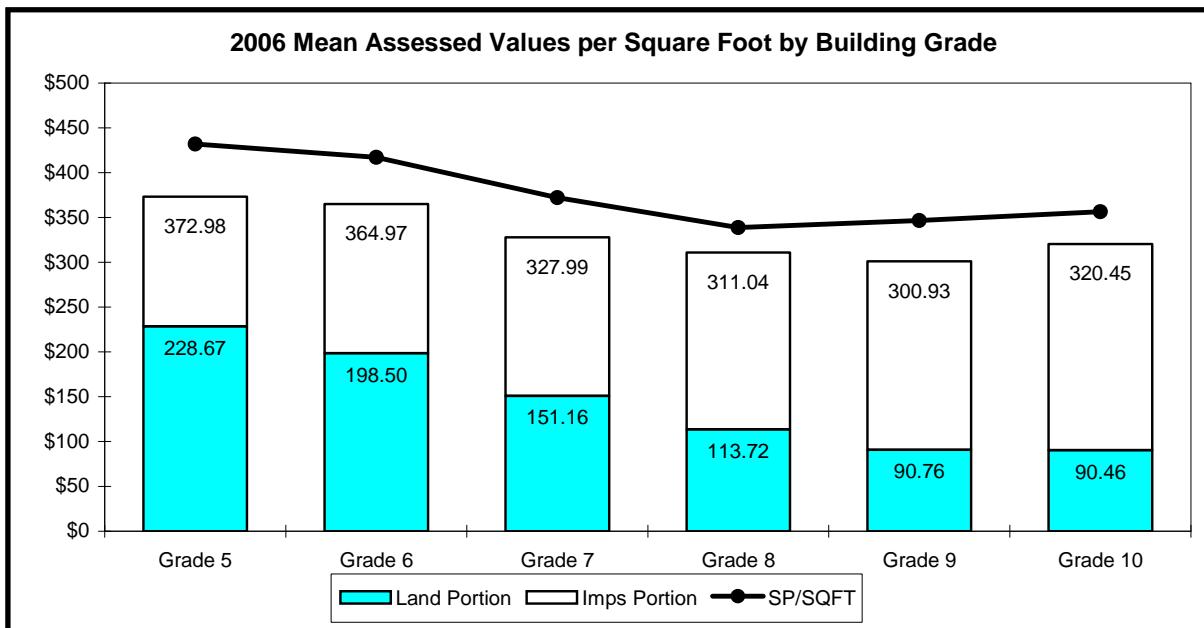


2007 Mean Assessed Values per Square Foot by Above Grade Living Area

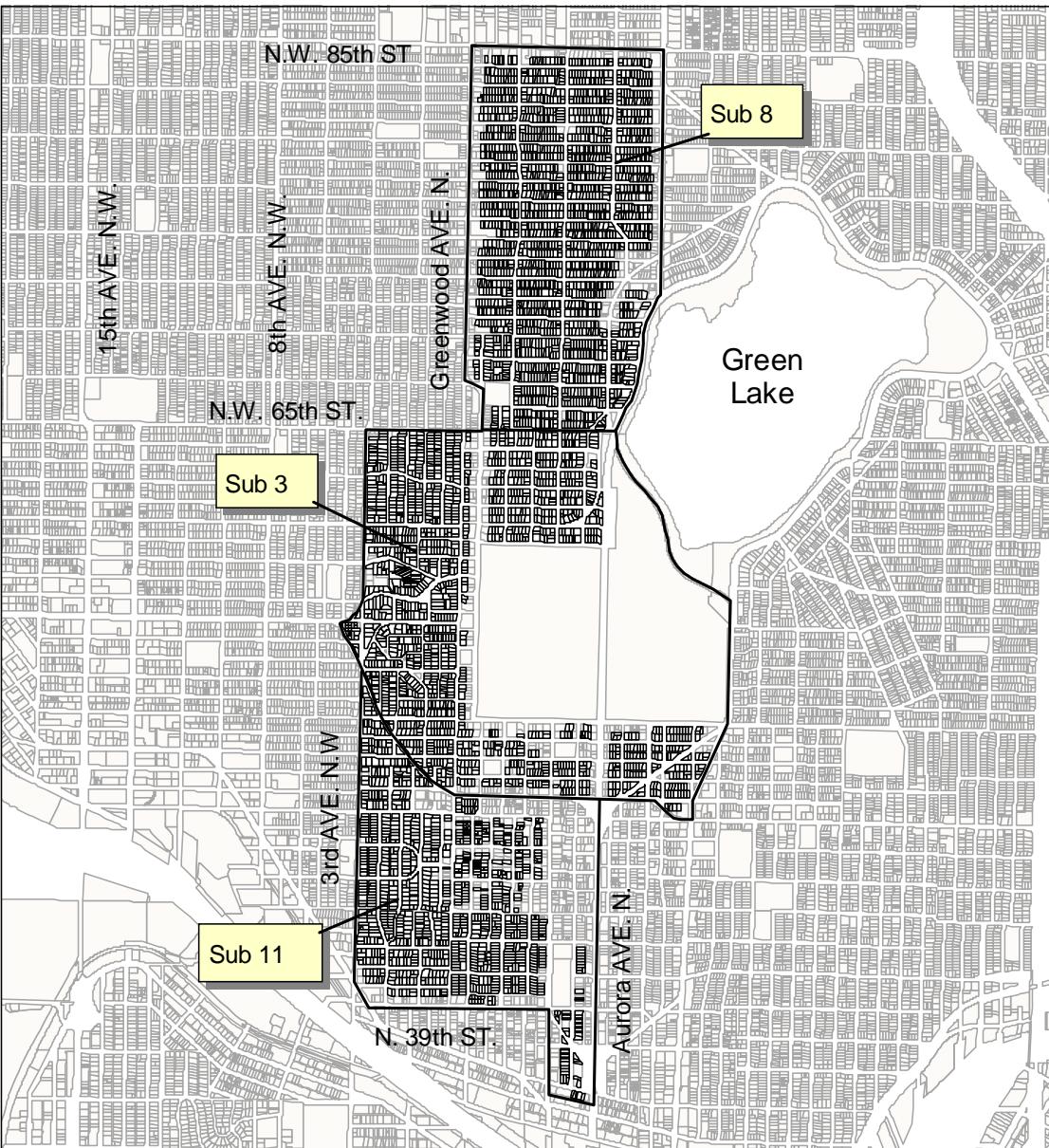


These charts clearly show an improvement in assessment level and uniformity by Above Grade Living Area as a result of applying the 2007 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

***Comparison of 2006 and 2007 Per Square Foot Values
By Building Grade***



These charts clearly show an improvement in assessment level and uniformity by Building Grade as a result of applying the 2007 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.



Area 42 Sub Areas

The information included on this map has been compiled by King County staff from a variety of sources and is subject to change without notice. King County makes no representations or warranties, express or implied, as to accuracy, completeness, timeliness, or fitness for the specific information contained in this map. King County shall not be liable for general, special, indirect, incidental, or consequential damages including, but not limited to, lost revenues or lost profits resulting from the use or misuse of the information contained on this map.

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File Name: SEL_TaxunsetHomeSelLotsAnnualUpdate_2007Area42Area42SubAreaMap.apr



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June 5, 2007

0.1 0 0.1 0.2 0.3 0.4 Miles



Department of Assessments

Annual Update Process

Data Utilized

Available sales closed from 1/1/2004 through 12/31/2006 were considered in this analysis. The sales and population data were extracted from the King County Assessor's residential database.

Sales Screening for Improved Parcel Analysis

Improved residential sales removal occurred for parcels meeting the following criteria:

1. Commercially zoned parcels
2. Vacant parcels
3. Mobile home parcels
4. Multi-parcel or multi-building sales
5. New construction where less than a 100% complete house was assessed for 2006
6. Existing residences where the data for 2006 is significantly different than the data for 2007 due to remodeling
7. Parcels with improvements value, but no building characteristics
8. Others as identified in the sales deleted list

See the attached *Improved Sales Used in this Annual Update Analysis* and *Improved Sales Removed from this Annual Update Analysis* at the end of this report for more detailed information.

Land update

There were not enough vacant land sales to derive a market adjustment based only on vacant land sales. Based on the percentage change from the improved sales sample, a market adjustment for land values was derived. The formula is:

$$\text{2007 Land Value} = \text{2006 Land Value} \times 1.107, \text{ with the result rounded down to the next \$1,000.}$$

Improved Parcel Update

The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living areas, views, waterfront, lot size, land problems and neighborhoods. Upon completion of the initial review, characteristics that indicated an area of possible adjustment were further analyzed using NCSS Statistical Software diagnostic and regression tools in conjunction with Microsoft Excel.

With the exception of real property mobile home parcels & parcels with "accessory only" improvements, the total assessed values on all improved parcels were based on the analysis of the 767 usable residential sales in the area.

The chosen adjustment model was developed using multiple regression. The 2006 assessment ratio (Assessed Value divided by Sale Price) was the dependent variable.

Improved Parcel Update (continued)

The analysis results showed that several characteristic and neighborhood based variables should be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, grade 8 homes were at a higher assessment ratio than other parcels and the formula adjusts these upward less than others. Houses built or renovated between 1950 and 1969 were at a lower assessment level and were adjusted upward more than others.

The derived adjustment formula is:

$$\text{2007 Total Value} = \text{2006 Total Value} / [0.8982978 + (0.03829023 \text{ if Grade 8}) - (0.05223427 \text{ if } 1949 < \text{YearBuilt/Renovated} < 1970)]$$

The resulting total value is rounded down to the next \$1,000, *then*:

$$\text{2007 Improvements Value} = \text{2007 Total Value} \text{ minus } 2007 \text{ Land Value}$$

An explanatory adjustment table is included in this report.

- Other:
- * If multiple houses exist on a parcel, the Total % Change indicated by the sales sample is used to arrive at new total value (Previous Total Value * 1.107 – 2007 Land Value=New Improvement Value).
 - *If “accessory improvements only”, the Total % Change indicated by the sales sample is used to arrive at new total value (Previous Total Value * 1.107 – 2007 Land Value=New Improvement Value).
 - *If vacant parcels (no improvement value) only the land adjustment applies.
 - *If land or improvement values are \$25,000 or less, there is no change from previous value. (Previous Land value * 1.00 Or Previous Improvement value * 1.00)
 - *If an improvement is coded “% net condition” or is in “poor” condition, there is no change from previous improvement value (only the land adjustment applies).
 - * Any properties excluded from the annual up-date process are noted in RealProperty.
 - *Residential properties located on commercially zoned land will be valued using the overall basic adjustment indicated by the sales sample.

Model Validation

Ratio studies of assessments before and after this annual update are included later in this report. “Before and after” comparison graphs appear earlier in this report.

Area 42 Annual Update Model Adjustments

2007 Total Value = 2006 Total Value + Overall +/- Characteristic Adjustments as Apply Below

Due to rounding of the coefficient values used to develop the percentages and further rounding of the percentages in this table, the results you will obtain are an approximation of adjustment achieved in production.

Overall (if no other adjustments apply)

11.32%

Year Built/Renovated between 1950 and 1969	Yes
% Adjustment	6.87%
Grade 8	Yes
% Adjustment	-4.55%

Comments

The % adjustments shown are what would be applied in the absence of any other adjustments.

For instance, a grade 8 house would *approximately* receive a 6.77% upward adjustment (11.32% -4.55%). 503 parcels in the improved population would receive this adjustment. There were 115 sales.

A home built or renovated between 1950 and 1969 would *approximately* receive a 18.19% upward adjustment (11.32% +6.87%). 313 parcels in the improved population would receive this adjustment. There were 47 sales.

There were no properties that would receive a multiple upward variable adjustment.

83% of the population of 1 to 3 Unit Residences in the area are adjusted by the overall alone.

Area 42 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2007 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2007 UPPER 95% C.L. less than the overall weighted mean indicates that assessment levels may be relatively low. The overall 2007 weighted mean is 0.979 .

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Bldg Grade	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
5	7	0.867	0.964	11.2%	0.851	1.076
6	118	0.879	0.977	11.3%	0.947	1.008
7	471	0.878	0.980	11.6%	0.967	0.993
8	115	0.915	0.982	7.3%	0.955	1.009
9	48	0.872	0.971	11.4%	0.924	1.018
10	8	0.908	1.011	11.3%	0.936	1.085
Year Built or Year Renovated	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
1900-1909	116	0.896	0.992	10.7%	0.966	1.018
1910-1919	190	0.885	0.982	10.9%	0.959	1.004
1920-1936	196	0.869	0.963	10.8%	0.943	0.984
1937-1949	44	0.906	1.005	11.0%	0.954	1.057
1950-1969	47	0.837	0.974	16.3%	0.929	1.019
1970-1989	47	0.919	1.005	9.3%	0.965	1.045
1990-1999	33	0.893	0.970	8.6%	0.926	1.015
2000-2006	94	0.888	0.976	9.8%	0.946	1.005
Condition	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
Fair	10	0.995	1.106	11.2%	0.971	1.240
Average	353	0.879	0.972	10.5%	0.956	0.988
Good	299	0.878	0.976	11.2%	0.960	0.991
Very Good	105	0.910	1.006	10.5%	0.978	1.033
Stories	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
1	345	0.881	0.984	11.8%	0.968	1.000
1.5	222	0.888	0.983	10.7%	0.963	1.003
2	147	0.880	0.968	10.0%	0.944	0.991
2.5	10	0.826	0.904	9.4%	0.833	0.976
3	43	0.923	1.002	8.5%	0.961	1.043

Area 42 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2007 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2007 UPPER 95% C.L. less than the overall weighted mean indicates that assessment levels may be relatively low. The overall 2007 weighted mean is 0.979 .

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

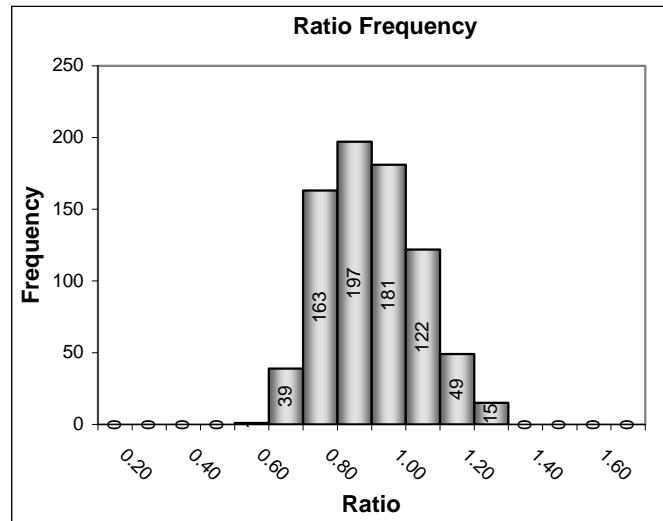
It is difficult to draw valid conclusions when the sales count is low.

Above Grade Living Area	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
450-899	144	0.884	0.987	11.7%	0.962	1.011
900-1099	145	0.887	0.987	11.3%	0.962	1.012
1100-1399	174	0.883	0.984	11.4%	0.963	1.005
1400-1799	158	0.896	0.988	10.2%	0.964	1.012
1800-2599	125	0.873	0.957	9.7%	0.932	0.983
2600-4299	21	0.878	0.974	11.0%	0.900	1.048
View Y/N	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
No	576	0.885	0.980	10.7%	0.968	0.992
Yes	191	0.882	0.978	10.8%	0.956	1.000
Wft Y/N	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
No	767	0.884	0.979	10.7%	0.969	0.990
Yes	0	0.000	0.000	0.0%	0.000	0.000
Sub	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
3	244	0.879	0.975	10.9%	0.955	0.994
8	338	0.885	0.978	10.6%	0.963	0.994
11	185	0.891	0.987	10.8%	0.966	1.008
Lot Size	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
1000-2999	128	0.896	0.987	10.1%	0.962	1.011
3000-3999	266	0.883	0.977	10.7%	0.960	0.995
4000-4999	189	0.886	0.985	11.1%	0.964	1.006
5000-6999	165	0.875	0.970	10.8%	0.945	0.995
7000-9299	19	0.898	1.000	11.4%	0.929	1.071

Annual Update Ratio Study Report (Before)

2006 Assessments

District/Team: NW / Team - 4	Lien Date: 01/01/2006	Date of Report: 6/5/2007	Sales Dates: 1/2004 - 12/2006
Area Phinney Ridge	Appr ID: SELL	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No
SAMPLE STATISTICS			
Sample size (n) 767 Mean Assessed Value 423,500 Mean Sales Price 478,900 Standard Deviation AV 111,059 Standard Deviation SP 138,477			
ASSESSMENT LEVEL			
Arithmetic Mean Ratio 0.901 Median Ratio 0.892 Weighted Mean Ratio 0.884			
UNIFORMITY			
Lowest ratio 0.595 Highest ratio: 1.259 Coefficient of Dispersion 12.41% Standard Deviation 0.135 Coefficient of Variation 14.94% Price Related Differential (PRD) 1.019			
RELIABILITY			
95% Confidence: Median Lower limit 0.878 Upper limit 0.906			
95% Confidence: Mean Lower limit 0.891 Upper limit 0.910			
SAMPLE SIZE EVALUATION			
N (population size) 4353 B (acceptable error - in decimal) 0.05 S (estimated from this sample) 0.135 Recommended minimum: 29 Actual sample size: 767			
Conclusion: OK			
NORMALITY			
Binomial Test # ratios below mean: 401 # ratios above mean: 366 Z: 1.264			
Conclusion: <i>Normal*</i>			
<i>*i.e. no evidence of non-normality</i>			



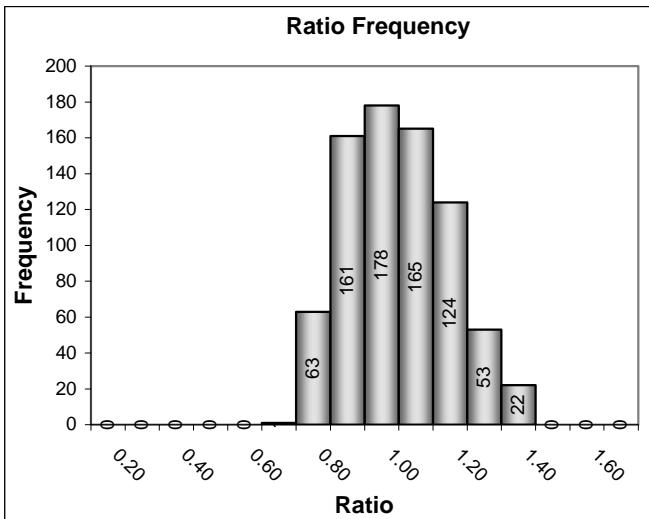
COMMENTS:

1 to 3 Unit Residences throughout area 42

Annual Update Ratio Study Report (After)

2007 Assessments

District/Team: NW / Team - 4	Lien Date: 01/01/2007	Date of Report: 6/5/2007	Sales Dates: 1/2004 - 12/2006								
Area Phinney Ridge	Appr ID: SELL	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No								
SAMPLE STATISTICS											
<p>Sample size (n) 767</p> <p>Mean Assessed Value 469,000</p> <p>Mean Sales Price 478,900</p> <p>Standard Deviation AV 120,464</p> <p>Standard Deviation SP 138,477</p>											
ASSESSMENT LEVEL											
<p>Arithmetic Mean Ratio 0.999</p> <p>Median Ratio 0.988</p> <p>Weighted Mean Ratio 0.979</p>											
UNIFORMITY											
<p>Lowest ratio 0.699</p> <p>Highest ratio: 1.398</p> <p>Coefficient of Dispersion 12.34%</p> <p>Standard Deviation 0.148</p> <p>Coefficient of Variation 14.82%</p> <p>Price Related Differential (PRD) 1.020</p>											
RELIABILITY											
<p>95% Confidence: Median</p> <table> <tr> <td>Lower limit</td> <td>0.972</td> </tr> <tr> <td>Upper limit</td> <td>1.004</td> </tr> </table> <p>95% Confidence: Mean</p> <table> <tr> <td>Lower limit</td> <td>0.988</td> </tr> <tr> <td>Upper limit</td> <td>1.009</td> </tr> </table>				Lower limit	0.972	Upper limit	1.004	Lower limit	0.988	Upper limit	1.009
Lower limit	0.972										
Upper limit	1.004										
Lower limit	0.988										
Upper limit	1.009										
SAMPLE SIZE EVALUATION											
<p>N (population size) 4353</p> <p>B (acceptable error - in decimal) 0.05</p> <p>S (estimated from this sample) 0.148</p> <p>Recommended minimum: 35</p> <p>Actual sample size: 767</p> <p>Conclusion: OK</p>											
NORMALITY											
<p>Binomial Test</p> <table> <tr> <td># ratios below mean:</td> <td>399</td> </tr> <tr> <td># ratios above mean:</td> <td>368</td> </tr> <tr> <td>Z:</td> <td>1.119</td> </tr> </table> <p>Conclusion: Normal*</p> <p>*i.e. no evidence of non-normality</p>				# ratios below mean:	399	# ratios above mean:	368	Z:	1.119		
# ratios below mean:	399										
# ratios above mean:	368										
Z:	1.119										



COMMENTS:

1 to 3 Unit Residences throughout area 42

Both assessment level and uniformity have been improved by application of the recommended values.

Glossary for Improved Sales

Condition: Relative to Age and Grade

1= Poor	Many repairs needed. Showing serious deterioration
2= Fair	Some repairs needed immediately. Much deferred maintenance.
3= Average	Depending upon age of improvement; normal amount of upkeep for the age of the home.
4= Good	Condition above the norm for the age of the home. Indicates extra attention and care has been taken to maintain
5= Very Good	Excellent maintenance and updating on home. Not a total renovation.

Residential Building Grades

Grades 1 - 3	Falls short of minimum building standards. Normally cabin or inferior structure.
Grade 4	Generally older low quality construction. Does not meet code.
Grade 5	Lower construction costs and workmanship. Small, simple design.
Grade 6	Lowest grade currently meeting building codes. Low quality materials, simple designs.
Grade 7	Average grade of construction and design. Commonly seen in plats and older subdivisions.
Grade 8	Just above average in construction and design. Usually better materials in both the exterior and interior finishes.
Grade 9	Better architectural design, with extra exterior and interior design and quality.
Grade 10	Homes of this quality generally have high quality features. Finish work is better, and more design quality is seen in the floor plans and larger square footage.
Grade 11	Custom design and higher quality finish work, with added amenities of solid woods, bathroom fixtures and more luxurious options.
Grade 12	Custom design and excellent builders. All materials are of the highest quality and all conveniences are present.
Grade 13	Generally custom designed and built. Approaching the Mansion level. Large amount of highest quality cabinet work, wood trim and marble; large entries.

Improved Sales Used in this Annual Update Analysis
Area 42
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address	
3	952310	4160	3/20/06	\$357,000	610	610	5	1912	4	3376	N	N	907 N 61ST ST	
3	953010	0780	10/13/06	\$375,000	700	0	5	1907	3	2345	Y	N	233 NW 53RD ST	
3	952110	0475	4/24/06	\$356,250	590	410	6	1934	4	1750	N	N	609 N 48TH ST	
3	798640	0245	5/26/05	\$254,000	600	0	6	1918	4	2218	N	N	4911 1ST AVE NW	
3	953010	0310	8/16/06	\$450,000	720	480	6	1912	3	3000	N	N	114 N 54TH ST	
3	952310	2821	3/5/04	\$280,000	730	0	6	1911	3	2500	N	N	6217 FREMONT AVE N	
3	798640	0235	12/3/04	\$320,000	760	0	6	1912	4	3000	N	N	111 NW 50TH ST	
3	953010	0265	10/3/05	\$399,000	770	0	6	1912	5	3000	N	N	216 N 54TH ST	
3	953010	1430	3/21/06	\$365,000	770	0	6	1906	4	4500	Y	N	5113 PALMER DR NW	
3	953010	1430	6/27/05	\$365,000	770	0	6	1906	4	4500	Y	N	5113 PALMER DR NW	
3	953010	1605	9/27/05	\$319,000	770	0	6	1906	4	3000	N	N	5110 PALATINE AVE N	
3	953010	1105	7/11/06	\$335,000	780	620	6	1911	3	3000	Y	N	5041 BAKER AVE NW	
3	952310	2820	5/6/05	\$300,000	800	0	6	1905	3	2605	N	N	6211 FREMONT AVE N	
3	045500	0800	4/6/05	\$417,500	840	0	6	1916	3	6054	N	N	117 NW 56TH ST	
3	953010	0295	4/7/05	\$395,000	840	0	6	1912	3	3000	N	N	120 N 54TH ST	
3	952310	2175	3/3/05	\$406,000	840	0	6	1908	3	3500	N	N	708 N 63RD ST	
3	953010	1336	5/15/06	\$407,950	850	0	6	1916	3	1800	Y	N	209 NW 52ND ST	
3	045500	0815	6/5/06	\$445,000	870	600	6	1906	3	3500	N	N	100 NW 55TH ST	
3	953010	1610	7/8/04	\$317,750	880	0	6	1909	3	3000	N	N	5106 PALATINE AVE N	
3	952310	2940	6/8/04	\$310,000	880	0	6	1918	3	5000	Y	N	725 N 63RD ST	
3	952310	3930	8/26/06	\$500,000	920	0	6	1908	3	5000	Y	N	6011 FREMONT AVE N	
3	953010	1535	11/17/06	\$567,500	970	900	6	1920	4	4320	N	N	5115 PALATINE AVE N	
3	928780	1745	6/4/04	\$320,000	970	450	6	1908	3	6563	Y	N	6044 3RD AVE NW	
3	928780	2130	7/19/04	\$295,000	1030	0	6	1909	3	5000	N	N	6016 2ND AVE NW	
3	953010	0825	8/10/04	\$349,500	1050	0	6	1910	5	4500	N	N	236 NW 52ND ST	
3	953010	0761	11/15/05	\$476,000	1060	0	6	1924	4	2379	Y	N	5301 1ST AVE NW	
3	953010	0210	11/8/05	\$430,000	1090	0	6	1909	4	4500	N	N	113 N 55TH ST	
3	952310	1890	2/2/05	\$499,950	1100	0	6	1920	5	3572	N	N	6411 FREMONT AVE N	
3	952310	2990	12/19/04	\$451,000	1220	0	6	1997	3	5000	N	N	701 N 63RD ST	
3	953010	1760	12/5/05	\$450,000	1240	700	6	1907	3	6000	N	N	120 N 50TH ST	

Improved Sales Used in this Annual Update Analysis
Area 42
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
3	952110	0516	1/13/06	\$446,000	1270	900	6	1917	3	3333	N	N	4615 FREMONT AVE N
3	952310	2470	4/7/04	\$328,000	1290	0	6	1910	3	5000	N	N	423 N 64TH ST
3	928780	2660	10/21/04	\$406,000	1320	0	6	1917	4	5000	N	N	6044 1ST AVE NW
3	952310	4210	2/24/04	\$395,000	1330	600	6	1910	2	4122	N	N	820 N 60TH ST
3	952310	3180	2/16/05	\$459,000	1720	0	6	1907	5	2555	N	N	6109 WOODLAND PL N
3	798640	1105	4/27/04	\$420,000	1750	0	6	1913	4	3133	N	N	4817 GREENWOOD AVE N
3	952310	3061	11/1/04	\$350,000	1940	0	6	1920	3	2800	N	N	6216 LINDEN AVE N
3	952560	0150	1/7/05	\$439,950	800	800	7	1981	3	1534	Y	N	101 NW 58TH ST
3	952560	0190	2/23/04	\$400,963	800	800	7	1981	3	1554	Y	N	101 NW 58TH ST
3	952560	0200	2/18/06	\$450,000	810	630	7	1981	3	1382	N	N	101 NW 58TH ST
3	952560	0210	7/20/04	\$419,500	810	630	7	1981	3	1399	N	N	101 NW 58TH ST
3	045500	0644	10/30/06	\$427,000	870	0	7	1951	3	4875	Y	N	5630 2ND AVE NW
3	045500	0645	11/2/06	\$400,000	870	0	7	1951	3	4180	N	N	5626 2ND AVE NW
3	045500	0644	7/27/06	\$360,000	870	0	7	1951	3	4875	Y	N	5630 2ND AVE NW
3	928780	1390	7/21/05	\$365,000	880	0	7	1924	3	4006	N	N	6210 3RD AVE NW
3	952110	1230	5/25/05	\$399,000	890	0	7	1916	3	3250	N	N	4813 WHITMAN AVE N
3	952310	4395	10/11/06	\$400,000	890	0	7	1994	3	5000	N	N	706 N 59TH ST
3	953010	0186	9/2/05	\$405,000	900	450	7	1938	3	3879	N	N	100 NW 54TH ST
3	813370	0020	7/21/04	\$375,000	900	0	7	1946	3	9260	N	N	219 NW 56TH ST
3	045500	0330	5/30/06	\$525,000	940	0	7	1924	3	4017	Y	N	110 NW 59TH ST
3	952110	1520	5/5/06	\$475,000	940	0	7	1918	3	3864	N	N	1022 N 47TH ST
3	952310	2345	8/12/05	\$486,500	940	420	7	1941	3	3750	Y	N	523 N 64TH ST
3	798640	1020	1/29/04	\$369,000	940	400	7	1913	4	3020	N	N	4805 GREENWOOD AVE N
3	445480	0125	10/6/06	\$601,000	950	0	7	1914	3	5867	N	N	122 NW 55TH ST
3	952110	1515	6/28/06	\$484,000	950	430	7	1918	3	3864	N	N	1018 N 47TH ST
3	952510	0060	3/16/05	\$400,000	950	200	7	1916	3	2536	N	N	109 N 58TH ST
3	952110	0755	9/15/05	\$491,000	960	720	7	1921	4	4000	N	N	723 N 48TH ST
3	953010	1245	3/29/06	\$490,000	990	520	7	1925	3	5807	Y	N	5003 2ND AVE NW
3	045500	0395	6/5/06	\$504,000	1000	500	7	1947	3	3920	N	N	116 NW 59TH ST
3	928780	1455	12/14/04	\$324,000	1000	0	7	1916	2	4956	N	N	6234 3RD AVE NW
3	952110	0436	2/17/06	\$469,000	1010	0	7	1914	2	4000	N	N	616 N 47TH ST

Improved Sales Used in this Annual Update Analysis
Area 42
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
3	952310	4605	8/23/04	\$465,000	1020	0	7	1918	3	3500	N	N	509 N 60TH ST
3	952310	2445	7/21/06	\$469,000	1030	530	7	1921	3	3375	Y	N	6309 EVANSTON AVE N
3	686520	0226	3/28/06	\$422,000	1040	650	7	1939	3	3956	N	N	1106 N 48TH ST
3	928780	0750	6/6/06	\$725,000	1060	0	7	1913	4	3750	Y	N	6217 1ST AVE NW
3	952110	0801	9/1/06	\$438,000	1060	300	7	1922	3	3563	Y	N	720 N 46TH ST
3	952110	0795	12/29/05	\$449,900	1060	670	7	2006	5	3884	N	N	714 N 46TH ST
3	952210	0126	10/5/05	\$435,000	1070	0	7	1936	3	3750	N	N	301 N 49TH ST
3	953010	1380	1/10/05	\$375,000	1070	530	7	1955	3	2914	N	N	130 NW 51ST ST
3	813370	0035	10/27/05	\$420,000	1080	150	7	1946	4	7192	N	N	203 NW 56TH ST
3	045500	0035	4/17/05	\$468,000	1090	0	7	1907	3	5021	N	N	5571 GREENWOOD AVE N
3	952110	0010	6/23/06	\$456,000	1100	350	7	1995	3	2000	N	N	410 N 49TH ST
3	952110	0011	7/12/06	\$449,500	1100	350	7	1995	3	2003	N	N	408 A N 49TH ST
3	952110	0010	7/26/05	\$430,000	1100	350	7	1995	3	2000	N	N	410 N 49TH ST
3	204350	0045	7/11/06	\$445,000	1100	220	7	1914	3	4400	N	N	110 NW 56TH ST
3	928780	1110	9/28/05	\$495,000	1110	0	7	1900	3	3100	N	N	6216 2ND AVE NW
3	928780	2420	4/14/05	\$385,000	1110	370	7	1910	3	3750	N	N	6024 SYCAMORE AVE NW
3	045500	0590	11/10/06	\$514,000	1120	0	7	1926	4	7430	Y	N	159 NW 59TH ST
3	928780	2505	11/18/05	\$343,000	1120	0	7	1910	4	2716	N	N	110 N 60TH ST
3	045500	0590	12/17/04	\$404,000	1120	0	7	1926	4	7430	Y	N	159 NW 59TH ST
3	952310	4300	8/10/05	\$470,000	1150	780	7	1954	3	4000	N	N	812 N 59TH ST
3	952310	4300	5/11/04	\$385,000	1150	780	7	1954	3	4000	N	N	812 N 59TH ST
3	952110	1445	3/29/04	\$377,500	1150	300	7	1916	3	3864	N	N	1014 N 48TH ST
3	952310	2240	7/8/04	\$495,000	1160	0	7	1907	4	5000	Y	N	617 N 64TH ST
3	953010	0325	6/15/06	\$436,000	1160	800	7	1929	4	4000	N	N	5406 1ST AVE NW
3	953010	0325	2/11/04	\$382,500	1160	800	7	1929	4	4000	N	N	5406 1ST AVE NW
3	952110	1455	3/9/06	\$426,000	1170	0	7	1916	3	3864	N	N	1022 N 48TH ST
3	952310	2960	12/26/06	\$557,854	1170	770	7	1912	3	6000	Y	N	717 N 63RD ST
3	952310	2960	12/16/05	\$450,000	1170	770	7	1912	3	6000	Y	N	717 N 63RD ST
3	686520	0285	1/4/05	\$359,000	1180	0	7	1919	3	3511	N	N	1228 N 48TH ST
3	953010	0135	9/8/06	\$525,000	1190	510	7	1982	4	5850	N	N	131 NW 55TH ST
3	953010	1595	1/28/05	\$440,000	1200	780	7	1931	5	3000	Y	N	5116 PALATINE AVE N

Improved Sales Used in this Annual Update Analysis
Area 42
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
3	122503	9051	4/17/06	\$419,000	1210	280	7	2001	3	1570	N	N	319 A NW 55TH ST
3	686520	0585	2/4/05	\$525,000	1220	0	7	1925	4	4000	N	N	1216 N 47TH ST
3	952310	1395	3/14/06	\$502,500	1230	0	7	1909	3	3500	N	N	300 N 62ND ST
3	953010	0055	12/5/04	\$499,999	1230	400	7	1948	4	5100	Y	N	5419 BAKER AVE NW
3	952310	1395	3/5/04	\$375,000	1230	0	7	1909	3	3500	N	N	300 N 62ND ST
3	045500	0120	9/16/05	\$480,000	1240	0	7	1977	3	5000	N	N	119 N 59TH ST
3	952110	0476	5/24/04	\$397,500	1240	720	7	1921	3	3250	N	N	4716 EVANSTON AVE N
3	952210	0275	12/22/04	\$548,000	1250	550	7	1911	5	3300	N	N	319 N 48TH ST
3	953010	0810	6/14/04	\$355,000	1270	700	7	1939	4	5743	N	N	5204 3RD AVE NW
3	952110	0195	6/20/05	\$360,000	1270	0	7	1914	4	4427	N	N	503 N 49TH ST
3	952310	4081	6/27/05	\$518,500	1280	300	7	1927	3	3000	Y	N	701 N 61ST ST
3	798640	0875	7/13/05	\$535,114	1290	0	7	1916	3	5000	N	N	114 N 48TH ST
3	952210	0186	9/16/04	\$492,000	1290	0	7	1920	4	3250	N	N	4803 PHINNEY AVE N
3	952310	3350	4/5/06	\$556,000	1290	550	7	1956	3	5000	Y	N	613 N 62ND ST
3	122503	9006	8/13/04	\$372,500	1300	300	7	2001	3	1667	N	N	315 E NW 55TH ST
3	952560	0110	7/30/04	\$385,000	1300	510	7	1981	3	1600	Y	N	101 NW 58TH ST
3	686520	0615	5/7/04	\$325,000	1300	0	7	1910	3	3800	N	N	4710 WOODLAND PARK AVE N
3	952560	0130	4/26/04	\$382,000	1300	510	7	1981	3	1600	Y	N	101 NW 58TH ST
3	686520	0271	9/19/06	\$415,000	1310	0	7	1918	3	3496	N	N	1204 N 48TH ST
3	952310	3520	11/11/05	\$551,000	1320	990	7	1970	3	5000	N	N	506 N 61ST ST
3	928780	0155	2/25/05	\$500,000	1320	0	7	1909	4	3747	N	N	208 N 62ND ST
3	798640	0885	12/14/05	\$610,000	1330	440	7	1918	3	4000	N	N	110 N 48TH ST
3	952110	1165	12/6/06	\$435,000	1330	0	7	1914	4	3750	N	N	912 N 49TH ST
3	952110	1165	2/1/05	\$397,500	1330	0	7	1914	4	3750	N	N	912 N 49TH ST
3	928780	1600	6/13/06	\$760,000	1340	810	7	1941	3	6500	Y	N	6029 2ND AVE NW
3	952110	0910	9/28/06	\$520,000	1340	0	7	1917	4	4400	N	N	808 N 49TH ST
3	952110	0910	4/14/04	\$393,000	1340	0	7	1917	4	4400	N	N	808 N 49TH ST
3	953010	0015	1/23/05	\$465,000	1350	1270	7	1956	3	8400	Y	N	5424 3RD AVE NW
3	952560	0010	6/25/04	\$420,000	1350	610	7	1981	3	1656	Y	N	101 NW 58TH ST
3	953010	0781	9/21/05	\$422,500	1360	0	7	1996	3	2578	Y	N	235 NW 53RD ST
3	952310	2020	7/29/04	\$465,000	1360	800	7	1914	4	5300	Y	N	6417 WOODLAND PL N

Improved Sales Used in this Annual Update Analysis
Area 42
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
3	952310	3530	11/19/04	\$450,000	1370	0	7	1905	3	4000	N	N	510 N 61ST ST
3	952110	1270	6/23/04	\$497,000	1380	60	7	1924	3	5000	N	N	916 N 47TH ST
3	952560	0040	6/23/04	\$430,000	1380	500	7	1981	3	1794	Y	N	101 NW 58TH ST
3	928780	0960	7/12/05	\$529,950	1440	0	7	1911	4	5000	Y	N	6247 SYCAMORE AVE NW
3	952310	3060	3/21/06	\$450,000	1440	1010	7	1922	4	4000	N	N	6225 WOODLAND PL N
3	928780	1170	11/25/06	\$648,170	1450	0	7	1914	4	5000	N	N	6242 2ND AVE NW
3	952110	1050	11/28/06	\$520,000	1450	0	7	1916	4	4000	N	N	4712 LINDEN AVE N
3	686520	0185	11/1/05	\$519,000	1450	0	7	1913	4	4300	N	N	1226 N 49TH ST
3	952110	0775	5/21/04	\$360,000	1450	0	7	1919	3	3500	N	N	707 N 48TH ST
3	952110	1170	4/1/04	\$421,000	1450	0	7	1913	5	3250	N	N	916 N 49TH ST
3	952110	1340	6/8/06	\$540,000	1460	0	7	1916	4	5000	N	N	911 N 47TH ST
3	045500	0650	5/3/06	\$754,000	1480	1480	7	1958	3	6820	N	N	5638 3RD AVE NW
3	952310	1880	11/8/06	\$549,950	1480	0	7	1930	3	3400	N	N	627 N 65TH ST
3	928780	2050	8/22/05	\$694,000	1480	0	7	1919	4	5300	Y	N	6054 2ND AVE NW
3	928780	2840	7/26/05	\$560,000	1520	520	7	1913	4	5000	N	N	6105 GREENWOOD AVE N
3	686520	0640	3/9/04	\$488,000	1530	0	7	1912	4	5250	N	N	1108 N 46TH ST
3	045500	0060	4/20/05	\$500,000	1530	0	7	1918	4	2732	Y	N	5609 GREENWOOD AVE N
3	952110	1005	6/15/06	\$603,240	1540	0	7	1920	4	3600	N	N	4702 LINDEN AVE N
3	045500	0240	2/17/04	\$509,000	1550	190	7	1918	4	2625	N	N	134 N 59TH ST
3	445480	0075	3/7/05	\$490,000	1550	700	7	1916	3	3420	N	N	5508 2ND AVE NW
3	952310	1266	4/6/04	\$475,000	1560	0	7	1908	4	3500	Y	N	6112 GREENWOOD AVE N
3	953010	0500	10/12/04	\$450,000	1570	710	7	1921	3	3979	Y	N	5201 PALATINE AVE N
3	953010	0555	8/25/05	\$485,000	1580	290	7	1927	3	2807	N	N	115 NW 53RD ST
3	798640	0300	2/22/05	\$541,500	1590	470	7	1945	4	4500	Y	N	129 NW 50TH ST
3	686520	0130	11/3/05	\$460,000	1610	0	7	1916	3	4300	N	N	1227 N 50TH ST
3	686520	0346	4/17/06	\$513,000	1620	0	7	1918	3	4300	N	N	4809 STONE WAY N
3	952310	4675	1/26/05	\$700,000	1630	1180	7	1926	5	3150	N	N	526 N 59TH ST
3	928780	1920	5/24/05	\$650,000	1660	190	7	1924	3	5000	Y	N	6017 SYCAMORE AVE NW
3	798640	1090	2/2/04	\$485,000	1660	900	7	1927	4	4000	N	N	127 N 49TH ST
3	952310	1555	5/30/06	\$549,950	1680	520	7	1912	4	3750	N	N	6413 FRANCIS AVE N
3	953010	0715	2/17/06	\$675,000	1690	0	7	1929	4	5797	Y	N	132 NW 53RD ST

Improved Sales Used in this Annual Update Analysis
Area 42
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
3	952210	0165	10/10/05	\$400,000	1690	0	7	1905	3	2145	N	N	321 N 49TH ST
3	952210	0165	4/28/04	\$329,950	1690	0	7	1905	3	2145	N	N	321 N 49TH ST
3	953010	1660	7/14/05	\$744,000	1700	600	7	1922	3	4500	Y	N	5125 GREENWOOD AVE N
3	928780	0980	3/24/04	\$470,000	1700	40	7	1922	3	5000	Y	N	6239 SYCAMORE AVE NW
3	953010	0880	4/14/06	\$499,950	1710	0	7	1980	3	2500	N	N	208 NW 52ND ST
3	953010	1485	6/23/06	\$805,000	1720	260	7	1922	3	3979	Y	N	5130 1ST AVE NW
3	686520	0145	2/23/05	\$525,000	1720	0	7	1916	4	4300	N	N	1215 N 50TH ST
3	928780	2850	3/22/04	\$453,010	1720	150	7	1912	3	5000	N	N	6111 GREENWOOD AVE N
3	952110	1467	4/16/04	\$525,000	1740	0	7	1916	5	3864	N	N	1019 N 49TH ST
3	952310	1656	9/8/05	\$580,000	1750	0	7	1910	4	4500	N	N	452 N 64TH ST
3	953010	1150	6/10/04	\$455,000	1760	0	7	1987	3	3000	N	N	5048 BAKER AVE NW
3	928780	1915	8/10/05	\$535,500	1770	0	7	1987	3	2500	Y	N	6015 SYCAMORE AVE NW
3	928780	0105	3/2/04	\$605,000	1770	150	7	1924	4	5000	N	N	6223 GREENWOOD AVE N
3	953010	0535	6/25/04	\$555,000	1770	300	7	1930	3	6000	N	N	5225 PALATINE AVE N
3	952310	4280	3/15/05	\$710,000	1770	500	7	1973	3	4000	Y	N	802 N 59TH ST
3	686520	0207	2/23/05	\$432,000	1770	0	7	1914	4	4000	N	N	1102 N 49TH ST
3	686520	0125	3/20/06	\$589,500	1780	0	7	1916	3	4300	N	N	1231 N 50TH ST
3	952110	0426	10/3/06	\$574,917	1790	0	7	1915	4	3500	N	N	604 N 47TH ST
3	952310	4546	4/23/04	\$607,500	1790	500	7	1921	5	4800	Y	N	5907 FREMONT AVE N
3	928780	1700	3/13/06	\$445,000	1790	0	7	1906	3	5319	Y	N	6056 3RD AVE NW
3	953010	1585	12/26/06	\$520,000	1810	0	7	1908	3	5000	N	N	5118 PALATINE AVE N
3	953010	0305	12/14/06	\$599,950	1820	0	7	1907	3	3000	N	N	116 N 54TH ST
3	952310	1825	9/25/06	\$690,000	1840	0	7	1916	4	3750	N	N	608 N 64TH ST
3	928780	2430	4/11/06	\$750,000	1850	320	7	1927	3	5000	N	N	6020 SYCAMORE AVE NW
3	928780	1940	4/11/06	\$805,000	1860	190	7	1913	3	5000	Y	N	6029 SYCAMORE AVE NW
3	798640	0080	2/25/05	\$431,000	1860	0	7	1971	3	4001	N	N	131 N 50TH ST
3	952110	1505	7/18/05	\$637,000	1880	0	7	1918	3	3956	N	N	1010 N 47TH ST
3	952110	1010	10/3/05	\$550,000	1880	120	7	2000	3	2400	N	N	808 N 47TH ST
3	928780	1930	7/22/04	\$720,000	1920	1000	7	1916	5	5000	Y	N	6023 SYCAMORE AVE NW
3	952310	1321	6/28/04	\$479,950	1950	0	7	1918	3	3500	N	N	6102 GREENWOOD AVE N
3	952310	2980	7/1/06	\$561,000	1970	0	7	1912	3	4500	N	N	707 N 63RD ST

Improved Sales Used in this Annual Update Analysis
Area 42
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
3	952310	1862	10/19/05	\$490,000	2020	0	7	1982	3	5000	N	N	711 N 65TH ST
3	085000	0150	7/18/05	\$670,000	2030	850	7	2000	3	5000	N	N	410 N 48TH ST
3	445480	0035	10/22/05	\$659,000	2110	0	7	1914	4	3664	Y	N	5524 2ND AVE NW
3	952110	0645	10/27/04	\$475,000	2120	0	7	1916	3	5000	N	N	717 N 50TH ST
3	798640	0905	7/7/04	\$520,000	2150	0	7	1922	3	3600	Y	N	4802 1ST AVE NW
3	953010	0680	7/24/06	\$649,950	2200	0	7	1914	3	8445	Y	N	5316 2ND AVE NW
3	952310	2760	3/3/04	\$538,200	2220	450	7	1909	3	7500	N	N	502 N 62ND ST
3	952310	4070	5/12/06	\$759,999	2240	0	7	1910	4	4522	Y	N	709 N 61ST ST
3	085000	0160	5/27/04	\$400,000	2240	1320	7	1922	2	5100	N	N	404 N 48TH ST
3	686520	0340	8/14/04	\$659,000	2280	120	7	1916	4	5000	N	N	1306 N 48TH ST
3	952310	3960	12/16/04	\$620,000	2300	1010	7	1918	2	5000	Y	N	611 N 61ST ST
3	952110	0435	11/23/04	\$669,000	2460	0	7	1914	4	4000	N	N	612 N 47TH ST
3	928780	2535	5/18/05	\$611,000	2470	0	7	1910	5	5000	Y	N	6019 PALATINE AVE N
3	928780	1827	4/21/06	\$772,500	2560	1280	7	1971	3	5533	Y	N	6006 3RD AVE NW
3	952310	1785	2/10/04	\$460,000	2620	0	7	1990	3	2500	Y	N	611 N 65TH ST
3	952510	0015	3/14/06	\$815,000	2650	1200	7	1906	4	6600	N	N	5711 GREENWOOD AVE N
3	928780	1195	6/23/06	\$470,000	1040	600	8	1949	3	5850	Y	N	205 NW 65TH ST
3	952110	0805	11/12/04	\$430,000	1060	770	8	2004	3	3563	Y	N	724 N 46TH ST
3	798640	0865	4/17/06	\$595,000	1080	900	8	1910	5	4000	Y	N	103 NW 49TH ST
3	952310	0701	12/21/05	\$475,000	1120	700	8	1951	3	4845	Y	N	5410 GREENWOOD AVE N
3	122503	9058	12/1/06	\$388,000	1300	0	8	2006	3	1024	N	N	356 NW MARKET ST
3	122503	9059	11/15/06	\$379,000	1300	0	8	2006	3	1315	N	N	358 NW MARKET ST
3	045500	0838	2/5/04	\$421,500	1480	1040	8	1958	3	5722	Y	N	218 NW 56TH ST
3	928780	1950	5/26/05	\$920,000	1510	810	8	2005	3	5000	Y	N	6033 SYCAMORE AVE NW
3	138380	0033	9/28/05	\$535,000	1640	390	8	2005	3	1635	N	N	307 NW 55TH ST
3	138380	0031	5/16/05	\$474,940	1640	180	8	2005	3	1633	N	N	305 NW 55TH ST
3	045500	0190	7/7/04	\$529,950	1740	0	8	1906	5	5000	N	N	5817 GREENWOOD AVE N
3	952310	3470	11/3/05	\$732,000	1840	780	8	1992	3	3750	Y	N	519 N 62ND ST
3	952310	2220	6/29/05	\$859,950	1850	1080	8	2005	3	5000	Y	N	627 N 64TH ST
3	952310	2920	3/25/05	\$630,000	1850	0	8	1922	4	5000	Y	N	622 N 62ND ST
3	952310	3426	10/20/04	\$729,000	1920	0	8	2002	3	3400	Y	N	6105 FREMONT AVE N

Improved Sales Used in this Annual Update Analysis
Area 42
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
3	047500	0605	3/20/06	\$650,000	1980	670	8	1954	3	4895	Y	N	301 NW 54TH ST
3	928780	2725	9/19/05	\$650,000	1980	0	8	1996	3	2500	Y	N	6010 1ST AVE NW
3	952310	3445	2/8/06	\$785,000	2010	920	8	1990	3	5000	Y	N	525 N 62ND ST
3	928780	2150	7/12/06	\$810,000	2020	0	8	1904	4	5000	N	N	6006 2ND AVE NW
3	686520	0280	10/4/05	\$550,000	2031	350	8	2005	3	3282	N	N	1226 N 48TH ST
3	952210	0235	5/11/05	\$820,000	2060	1000	8	1927	5	5000	N	N	302 N 48TH ST
3	928780	2380	2/2/04	\$700,000	2080	0	8	2000	3	4000	N	N	6042 SYCAMORE AVE NW
3	952310	4545	4/21/04	\$802,000	2090	520	8	2005	3	5200	Y	N	5903 FREMONT AVE N
3	953010	1630	7/8/05	\$740,000	2100	0	8	1922	5	4500	Y	N	5107 GREENWOOD AVE N
3	953010	1745	5/4/05	\$690,000	2290	600	8	2005	3	6000	N	N	130 N 50TH ST
3	045500	0086	6/23/05	\$635,000	2350	0	8	1989	3	5800	N	N	211 N 57TH ST
3	952310	2300	11/8/04	\$895,000	2590	900	8	2005	3	5000	Y	N	612 N 63RD ST
3	952310	4410	6/10/04	\$762,000	2680	0	8	1995	3	3750	N	N	714 N 59TH ST
3	952210	0306	1/25/06	\$615,000	3020	880	8	1966	3	5000	N	N	4703 PHINNEY AVE N
3	952210	0306	1/5/05	\$420,000	3020	880	8	1966	3	5000	N	N	4703 PHINNEY AVE N
3	928780	2065	8/22/06	\$860,000	1230	1210	9	1954	5	5000	Y	N	6048 2ND AVE NW
3	045500	0265	12/16/05	\$675,000	1620	0	9	1906	5	4200	N	N	111 N 60TH ST
3	928780	1695	11/6/06	\$819,000	1720	860	9	2006	3	6136	Y	N	221 NW 62ND ST
3	952310	3446	6/21/04	\$830,000	1740	590	9	2000	3	5000	Y	N	6115 EVANSTON AVE N
3	751750	0055	3/14/06	\$622,000	1900	1000	9	2005	3	4200	N	N	202 N 46TH ST
3	952310	3196	2/27/06	\$767,071	1990	1100	9	2003	3	4425	N	N	800 N 61ST ST
3	952110	1586	7/7/04	\$550,000	2280	0	9	2000	3	6170	N	N	4601 WOODLAND PARK AVE N
3	952310	4000	4/15/05	\$765,000	2310	0	9	1910	5	5000	N	N	608 N 60TH ST
3	953010	1370	12/28/04	\$833,000	2350	840	9	2004	3	4500	Y	N	5104 2ND AVE NW
3	045500	0635	6/21/04	\$720,000	2770	1030	9	2000	3	5004	Y	N	5636 2ND AVE NW
3	952310	4470	10/9/06	\$964,000	2780	400	9	2001	3	3866	N	N	611 N 60TH ST
3	952310	2101	7/20/04	\$785,000	3140	850	9	2004	3	4000	N	N	6311 LINDEN AVE N
3	953010	1170	4/28/05	\$995,000	4210	0	9	2004	3	4500	Y	N	5038 BAKER AVE NW
8	643050	0336	7/9/04	\$220,000	450	0	5	1928	4	3300	N	N	514 N 84TH ST
8	643050	0092	7/31/06	\$229,000	500	0	5	1916	4	1810	N	N	549 N 82ND ST
8	379700	0040	9/27/05	\$223,000	650	0	5	1900	4	3000	N	N	937 N 80TH ST

Improved Sales Used in this Annual Update Analysis
Area 42
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
8	643050	0134	6/1/04	\$270,500	700	0	5	1942	4	3774	N	N	334 N 81ST ST
8	336240	1455	6/3/05	\$280,000	1240	0	5	1900	3	3700	N	N	744 N 71ST ST
8	643000	0880	7/10/06	\$383,000	620	300	6	1926	3	4590	Y	N	914 N 82ND ST
8	336390	0020	11/15/06	\$460,000	650	0	6	1922	4	4000	Y	N	348 N 71ST ST
8	336290	0005	6/14/04	\$280,000	670	0	6	1910	5	2400	N	N	7709 FREMONT AVE N
8	643050	0344	7/18/05	\$330,000	680	0	6	1910	3	3360	N	N	348 N 84TH ST
8	643000	0855	5/19/04	\$329,000	680	0	6	1901	5	6120	N	N	930 N 82ND ST
8	643000	0430	12/9/05	\$324,000	700	0	6	1906	4	4590	N	N	740 N 81ST ST
8	643000	0360	7/1/04	\$298,500	700	0	6	1911	5	3060	N	N	735 N 81ST ST
8	336240	0230	4/29/04	\$266,000	720	520	6	1910	2	6120	N	N	725 N 75TH ST
8	379700	2410	4/21/05	\$410,000	730	0	6	1906	5	4000	N	N	731 N 76TH ST
8	181480	1195	12/12/05	\$440,000	730	650	6	1922	5	4960	N	N	711 N 67TH ST
8	643100	0655	7/22/04	\$282,000	730	0	6	1926	4	3060	N	N	928 N 84TH ST
8	192380	0200	1/25/06	\$395,000	740	0	6	1921	4	3000	N	N	513 N 78TH ST
8	181480	0215	3/18/04	\$272,200	740	0	6	1918	4	3579	N	N	753 N 70TH ST
8	336340	0625	11/22/05	\$200,000	740	0	6	1915	3	1475	N	N	7209 FREMONT AVE N
8	233130	0110	3/24/06	\$370,000	750	0	6	1916	4	2640	Y	N	6704 DAYTON AVE N
8	233130	0110	11/14/05	\$333,000	750	0	6	1916	4	2640	Y	N	6704 DAYTON AVE N
8	643000	0890	12/28/06	\$470,000	760	760	6	1928	4	3060	Y	N	910 N 82ND ST
8	643000	0890	12/5/05	\$400,000	760	760	6	1928	4	3060	Y	N	910 N 82ND ST
8	336240	1600	11/8/05	\$409,900	760	0	6	1900	4	3000	N	N	918 N 71ST ST
8	643050	0091	8/8/06	\$426,700	770	0	6	1920	3	2780	N	N	547 N 82ND ST
8	379700	2435	8/28/06	\$385,500	770	0	6	1906	4	3000	N	N	719 N 76TH ST
8	643050	0325	7/19/04	\$297,000	780	0	6	1910	4	3300	N	N	524 N 84TH ST
8	379700	0960	4/28/05	\$449,500	790	790	6	1922	4	3069	N	N	936 N 78TH ST
8	336290	0040	6/17/04	\$306,100	790	0	6	1917	4	3090	N	N	534 N 77TH ST
8	336240	1450	5/20/06	\$375,000	800	0	6	1910	5	3000	N	N	742 N 71ST ST
8	336340	0045	10/14/05	\$408,000	820	170	6	1922	4	3502	N	N	534 N 73RD ST
8	379700	1445	8/8/06	\$360,000	820	0	6	1914	4	3000	N	N	707 N 78TH ST
8	192380	0100	12/22/04	\$311,000	820	0	6	1923	4	3000	N	N	512 N 78TH ST
8	379700	1895	11/3/06	\$398,000	830	0	6	1918	3	3000	N	N	945 N 77TH ST

Improved Sales Used in this Annual Update Analysis
Area 42
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
8	643050	0219	1/14/05	\$360,000	830	0	6	1924	4	3774	N	N	322 N 82ND ST
8	336290	0730	5/9/06	\$285,000	830	0	6	1900	4	3090	N	N	510 N 75TH ST
8	379700	0830	9/14/05	\$379,950	840	840	6	1900	4	3000	Y	N	931 N 79TH ST
8	181480	0940	3/30/06	\$386,000	840	840	6	1918	5	2400	N	N	6710 LINDEN AVE N
8	946820	0142	3/29/05	\$254,000	840	0	6	1952	3	2550	Y	N	435 N 70TH ST
8	181480	0930	6/22/04	\$340,000	840	720	6	1917	5	2640	Y	N	6706 LINDEN AVE N
8	009100	0130	2/17/04	\$289,000	840	100	6	1915	4	4000	N	N	336 N 78TH ST
8	181480	1390	12/19/06	\$498,000	850	740	6	1925	4	3024	N	N	758 N 66TH ST
8	181480	1390	3/29/04	\$385,000	850	740	6	1925	4	3024	N	N	758 N 66TH ST
8	379700	0615	4/25/05	\$420,000	860	0	6	1900	3	3500	N	N	711 N 79TH ST
8	181480	1370	4/14/06	\$493,000	860	760	6	1920	4	2856	N	N	754 N 66TH ST
8	336240	1611	7/3/06	\$390,000	860	0	6	1907	4	4500	Y	N	926 N 71ST ST
8	643050	0262	12/13/05	\$348,000	870	0	6	1961	3	5100	N	N	515 N 84TH ST
8	336340	0635	6/22/04	\$275,000	870	0	6	1905	4	3000	N	N	559 N 72ND ST
8	379700	2430	3/4/05	\$362,500	880	0	6	1906	5	3000	N	N	721 N 76TH ST
8	643050	0039	5/24/04	\$270,500	880	0	6	1911	4	3774	N	N	508 N 80TH ST
8	379700	1100	9/7/04	\$345,600	890	100	6	1919	5	3000	N	N	941 N 78TH ST
8	379700	0330	6/4/04	\$353,000	900	900	6	1905	5	6000	N	N	711 N 80TH ST
8	336240	0056	8/30/04	\$305,000	910	730	6	1924	4	3570	N	N	921 N 75TH ST
8	643100	0440	9/23/05	\$305,000	920	0	6	1910	3	4080	N	N	934 N 83RD ST
8	379700	1375	4/19/06	\$422,500	940	0	6	1908	4	3000	N	N	743 N 78TH ST
8	181480	1330	10/20/06	\$446,200	940	0	6	1912	4	5580	N	N	734 N 66TH ST
8	379700	1375	6/16/04	\$360,000	940	0	6	1908	4	3000	N	N	743 N 78TH ST
8	336240	0246	2/9/04	\$315,000	960	0	6	1903	5	4590	N	N	715 N 75TH ST
8	270810	0480	3/8/04	\$260,000	970	0	6	1919	4	4000	N	N	528 N 74TH ST
8	233130	0040	10/10/06	\$369,375	1000	390	6	1917	4	4356	N	N	533 N 68TH ST
8	379700	2290	9/14/06	\$463,000	1010	200	6	1924	4	3000	N	N	924 N 75TH ST
8	336290	0175	12/13/05	\$382,500	1040	0	6	1920	3	3120	N	N	320 N 77TH ST
8	643050	0116	6/15/05	\$369,950	1050	0	6	1905	5	4080	N	N	511 N 82ND ST
8	643000	0455	10/25/04	\$295,000	1060	0	6	1905	4	6120	N	N	724 N 81ST ST
8	336340	0460	7/26/05	\$391,500	1120	0	6	1916	4	3264	N	N	539 N 73RD ST

Improved Sales Used in this Annual Update Analysis
Area 42
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
8	336390	0070	8/1/05	\$340,150	1120	0	6	1909	4	3000	N	N	318 N 71ST ST
8	643000	0230	10/11/05	\$335,000	1140	0	6	1910	5	5100	N	N	742 N 80TH ST
8	643100	0190	3/27/06	\$400,000	1180	0	6	1905	4	3060	N	N	753 N 83RD ST
8	336240	1445	2/3/05	\$362,000	1220	0	6	1903	5	3000	N	N	738 N 71ST ST
8	643050	0105	3/11/05	\$367,000	1230	0	6	1902	5	3900	N	N	529 N 82ND ST
8	379700	0195	10/21/05	\$383,000	1300	0	6	1904	5	3200	N	N	934 N 79TH ST
8	336240	1225	2/16/06	\$390,000	1300	230	6	1924	4	3780	N	N	750 N 72ND ST
8	643000	0590	4/18/05	\$455,000	1360	0	6	1905	4	6120	N	N	749 N 82ND ST
8	643000	0590	8/11/04	\$422,950	1360	0	6	1905	4	6120	N	N	749 N 82ND ST
8	336240	0255	7/14/06	\$420,000	1700	0	6	1908	3	4590	N	N	713 N 75TH ST
8	946820	0137	7/27/04	\$314,000	600	190	7	1948	4	2640	N	N	6810 FRANCIS AVE N
8	336340	0165	5/27/04	\$355,000	690	0	7	1910	4	4120	Y	N	326 N 73RD ST
8	643050	0132	12/19/05	\$369,950	720	0	7	1922	4	4590	N	N	349 N 82ND ST
8	946820	0055	5/11/06	\$464,950	770	550	7	1925	5	3654	N	N	410 N 67TH ST
8	379700	0410	11/11/04	\$330,000	770	0	7	1906	4	3000	N	N	724 N 79TH ST
8	643000	0370	5/5/05	\$585,000	790	790	7	1911	5	4590	N	N	741 N 81ST ST
8	643050	0267	1/26/05	\$349,950	790	550	7	1908	3	2800	N	N	8316 DAYTON AVE N
8	946820	0140	5/11/05	\$427,700	790	460	7	1920	5	2890	N	N	431 N 70TH ST
8	379700	0880	6/23/04	\$315,000	790	0	7	1942	4	5000	N	N	903 N 79TH ST
8	643100	0425	9/27/04	\$299,950	790	0	7	1926	3	3468	N	N	946 N 83RD ST
8	946820	0125	5/27/04	\$345,000	790	240	7	1918	4	3060	Y	N	6701 DAYTON AVE N
8	643050	0244	11/18/04	\$308,000	800	0	7	1952	3	3570	N	N	539 N 84TH ST
8	336290	0620	6/16/04	\$290,000	800	0	7	1948	3	3950	N	N	551 N 76TH ST
8	643050	0208	9/25/06	\$464,500	820	820	7	1921	3	3774	N	N	334 N 82ND ST
8	379700	1815	11/2/04	\$374,950	820	0	7	1924	4	3000	N	N	742 N 76TH ST
8	643100	0196	8/16/05	\$400,000	830	0	7	1920	4	2820	Y	N	8217 LINDEN AVE N
8	233130	0211	9/2/05	\$387,000	840	250	7	1925	4	3960	N	N	6619 FREMONT AVE N
8	336340	0265	10/25/04	\$403,000	840	0	7	1921	5	2856	N	N	329 N 73RD ST
8	643000	0700	2/24/05	\$350,000	840	700	7	1921	4	3720	N	N	902 N 81ST ST
8	336390	0010	4/21/04	\$365,000	840	0	7	1926	4	2475	Y	N	352 N 71ST ST
8	270810	0490	5/9/05	\$401,000	860	0	7	1914	3	4000	N	N	524 N 74TH ST

Improved Sales Used in this Annual Update Analysis
Area 42
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
8	181480	1095	12/14/06	\$385,000	860	0	7	1924	4	4960	N	N	749 N 67TH ST
8	669050	0100	12/1/05	\$307,000	860	360	7	1907	3	4545	N	N	339 N 80TH ST
8	181480	1650	9/14/04	\$272,000	860	0	7	1947	4	4370	N	N	6503 LINDEN AVE N
8	946820	0157	6/14/05	\$553,000	900	0	7	1925	5	4215	Y	N	515 N 70TH ST
8	181480	0155	6/10/04	\$415,000	900	900	7	1925	4	2520	N	N	6802 LINDEN AVE N
8	643050	0199	8/30/05	\$432,000	910	0	7	1923	4	3264	N	N	358 N 82ND ST
8	643050	0160	5/5/06	\$403,000	910	320	7	1939	4	4080	N	N	545 N 83RD ST
8	643100	0395	2/13/06	\$400,000	910	360	7	1947	3	6120	Y	N	8315 LINDEN AVE N
8	379700	0055	12/7/05	\$277,200	910	0	7	1950	3	4500	N	N	927 N 80TH ST
8	009100	0015	5/31/05	\$382,000	910	0	7	1914	5	5000	N	N	313 N 78TH ST
8	643050	0029	11/1/05	\$400,500	920	260	7	1926	4	3774	N	N	522 N 80TH ST
8	181480	0195	8/31/06	\$402,500	920	400	7	1920	3	3720	N	N	912 N 68TH ST
8	379700	2035	4/8/05	\$349,950	920	420	7	1906	4	4500	N	N	920 N 76TH ST
8	643000	0335	6/13/06	\$482,000	930	0	7	1942	3	4080	N	N	719 N 81ST ST
8	643000	0480	3/2/06	\$425,500	940	0	7	1910	4	6120	N	N	712 N 81ST ST
8	643100	0150	7/12/05	\$429,950	940	0	7	1912	5	4590	N	N	729 N 83RD ST
8	062504	9174	7/30/04	\$334,000	940	170	7	1926	3	2800	N	N	7017 FREMONT AVE N
8	643050	0115	4/12/06	\$436,000	950	0	7	1924	4	4590	N	N	507 N 82ND ST
8	643050	0296	1/4/06	\$357,000	950	0	7	1918	3	3060	N	N	321 N 84TH ST
8	270810	0360	3/1/05	\$400,000	950	880	7	1928	5	3060	N	N	537 N 75TH ST
8	009100	0115	4/21/04	\$370,000	950	290	7	1919	4	4000	N	N	326 N 78TH ST
8	379700	0380	2/10/06	\$530,000	960	960	7	2005	3	3000	N	N	710 N 79TH ST
8	379700	0635	11/2/04	\$439,000	960	0	7	1912	4	3900	N	N	701 N 79TH ST
8	643100	0270	9/15/05	\$425,000	960	0	7	1911	4	4080	N	N	718 N 83RD ST
8	669050	0365	8/4/05	\$410,000	960	0	7	1923	4	3000	N	N	341 N 79TH ST
8	643050	0018	4/30/04	\$360,000	960	0	7	1922	4	4080	N	N	542 N 80TH ST
8	643100	0460	2/3/05	\$439,900	960	500	7	1912	5	6120	N	N	922 N 83RD ST
8	379700	2505	7/28/04	\$325,000	960	0	7	1975	3	3000	N	N	724 N 75TH ST
8	336240	0365	5/25/05	\$365,000	960	0	7	1925	4	4000	N	N	752 N 74TH ST
8	643050	0264	6/16/04	\$289,950	960	0	7	1908	4	2170	N	N	8310 DAYTON AVE N
8	643000	0580	3/11/05	\$405,000	970	0	7	2005	3	3060	N	N	745 N 82ND ST

Improved Sales Used in this Annual Update Analysis
Area 42
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
8	643050	0032	12/17/04	\$399,000	970	0	7	1925	4	3774	N	N	518 N 80TH ST
8	062504	9188	11/29/05	\$407,500	970	250	7	1928	4	3300	N	N	546 N 71ST ST
8	336290	0741	4/19/05	\$383,000	970	0	7	1904	4	4120	N	N	518 N 75TH ST
8	643100	0335	9/26/04	\$390,000	970	400	7	1948	3	5100	N	N	721 N 84TH ST
8	379700	2565	12/27/05	\$403,500	980	0	7	1915	4	4000	N	N	758 N 75TH ST
8	643100	0635	10/5/04	\$328,000	980	0	7	1909	4	4590	N	N	938 N 84TH ST
8	270810	0645	6/15/05	\$409,000	980	150	7	1928	5	3060	N	N	541 N 74TH ST
8	643100	0640	1/28/04	\$254,000	990	0	7	1901	3	4590	N	N	934 N 84TH ST
8	946820	0121	7/7/04	\$373,000	990	400	7	1915	4	3600	N	N	414 N 67TH ST
8	336340	0655	8/18/05	\$405,000	1000	0	7	1906	4	6000	N	N	549 N 72ND ST
8	643050	0241	10/6/04	\$339,500	1000	0	7	1918	3	5610	N	N	530 N 83RD ST
8	643050	0140	10/24/06	\$529,950	1010	900	7	1938	3	5100	N	N	341 N 82ND ST
8	379700	2070	8/23/04	\$376,950	1010	0	7	1922	4	3000	N	N	936 N 76TH ST
8	643050	0138	2/16/05	\$409,750	1010	0	7	1938	4	5100	N	N	337 N 82ND ST
8	270810	0210	12/9/05	\$479,500	1010	610	7	1912	5	4500	N	N	318 N 74TH ST
8	009100	0030	10/31/05	\$385,000	1010	0	7	1921	4	4000	Y	N	321 N 78TH ST
8	643050	0242	10/13/04	\$318,000	1010	0	7	1951	3	3774	N	N	535 N 84TH ST
8	643050	0197	6/14/06	\$450,000	1020	160	7	1924	3	3774	N	N	345 N 83RD ST
8	643000	0095	12/20/05	\$369,950	1020	180	7	1922	4	6120	N	N	902 N 80TH ST
8	233130	0555	10/20/05	\$420,000	1020	0	7	1916	4	7440	N	N	614 N 65TH ST
8	946820	0129	12/6/04	\$402,000	1020	0	7	1915	5	3060	Y	N	6709 DAYTON AVE N
8	336240	0191	3/10/04	\$300,000	1020	420	7	1912	3	4590	N	N	751 N 75TH ST
8	379700	0990	12/13/06	\$384,000	1030	300	7	1912	3	3300	N	N	950 N 78TH ST
8	379700	1420	5/27/05	\$376,000	1030	0	7	1925	3	3000	N	N	719 N 78TH ST
8	336340	0640	3/21/05	\$425,000	1040	0	7	1916	4	5000	N	N	557 N 72ND ST
8	192380	0135	6/12/05	\$399,000	1040	1040	7	1925	4	3000	N	N	545 N 78TH ST
8	181480	1040	7/7/04	\$445,000	1040	1030	7	1923	5	3000	N	N	6616 LINDEN AVE N
8	192380	0135	2/23/04	\$325,000	1040	1040	7	1925	4	3000	N	N	545 N 78TH ST
8	643050	0180	10/24/06	\$479,000	1050	0	7	1915	3	3774	N	N	528 N 82ND ST
8	643050	0101	12/14/05	\$440,000	1050	260	7	1909	5	3060	N	N	534 N 81ST ST
8	643050	0180	8/10/04	\$345,000	1050	0	7	1915	3	3774	N	N	528 N 82ND ST

Improved Sales Used in this Annual Update Analysis
Area 42
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
8	062504	9194	5/12/05	\$400,000	1060	0	7	1926	4	3310	Y	N	506 N 71ST ST
8	379700	2250	2/24/04	\$351,000	1060	0	7	1924	5	4000	N	N	906 N 75TH ST
8	643050	0046	3/29/05	\$260,750	1060	0	7	1918	2	3774	N	N	352 N 80TH ST
8	336290	0430	6/23/05	\$452,000	1070	120	7	1946	4	4635	N	N	555 N 77TH ST
8	643050	0161	9/1/06	\$625,000	1100	600	7	1939	4	4590	N	N	549 N 83RD ST
8	336290	0760	2/28/05	\$495,950	1100	550	7	1906	4	5150	N	N	532 N 75TH ST
8	233130	0525	8/18/05	\$460,000	1100	400	7	1927	3	7440	Y	N	526 N 65TH ST
8	643000	1000	5/15/06	\$435,000	1100	170	7	1926	4	3060	N	N	8206 FREMONT AVE N
8	643050	0261	9/8/05	\$359,000	1100	0	7	1906	4	5100	N	N	512 N 83RD ST
8	643050	0145	6/9/04	\$290,000	1100	0	7	1922	3	5610	N	N	325 N 82ND ST
8	643050	0287	8/10/04	\$317,000	1100	0	7	1940	5	3825	N	N	330 N 83RD ST
8	379700	2450	3/24/04	\$320,000	1120	0	7	1910	4	4500	N	N	711 N 76TH ST
8	379700	0505	8/16/04	\$380,000	1130	0	7	1919	4	4250	N	N	7819 LINDEN AVE N
8	643050	0237	2/18/04	\$288,000	1130	0	7	1926	3	3774	N	N	551 N 84TH ST
8	379700	0290	11/15/05	\$435,000	1140	180	7	1925	4	2970	N	N	733 N 80TH ST
8	336290	0775	5/11/06	\$535,000	1140	450	7	1973	4	4635	N	N	536 N 75TH ST
8	336290	0775	5/13/04	\$460,000	1140	450	7	1973	4	4635	N	N	536 N 75TH ST
8	669050	0210	12/5/05	\$486,000	1140	820	7	1924	5	4000	Y	N	336 N 79TH ST
8	192330	0125	8/16/05	\$412,000	1160	120	7	1926	4	4040	N	N	507 N 80TH ST
8	009100	0070	7/23/04	\$404,350	1160	0	7	1948	3	4700	N	N	355 N 78TH ST
8	643000	0785	8/4/04	\$265,950	1160	0	7	1929	3	3060	N	N	947 N 82ND ST
8	336290	0120	3/9/05	\$445,000	1180	940	7	1906	4	3110	N	N	354 N 77TH ST
8	643050	0163	9/30/04	\$382,000	1190	0	7	1928	4	3068	N	N	556 N 82ND ST
8	336240	1716	10/2/06	\$530,000	1200	0	7	1920	4	5000	N	N	7004 LINDEN AVE N
8	643050	0321	10/2/06	\$440,000	1200	240	7	1956	3	4200	N	N	532 N 84TH ST
8	336240	1716	11/23/04	\$442,500	1200	0	7	1920	4	5000	N	N	7004 LINDEN AVE N
8	946820	0109	3/8/06	\$425,000	1200	380	7	1908	4	6240	Y	N	6811 FRANCIS AVE N
8	233130	0298	8/5/04	\$443,000	1210	450	7	1958	4	3720	Y	N	502 N 66TH ST
8	233130	0375	5/25/05	\$515,000	1230	200	7	1918	4	5580	N	N	556 N 66TH ST
8	192380	0170	7/10/06	\$494,525	1240	180	7	1925	4	3000	N	N	527 N 78TH ST
8	336340	0510	4/14/06	\$471,200	1250	0	7	1928	4	3060	N	N	511 N 73RD ST

Improved Sales Used in this Annual Update Analysis
Area 42
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
8	643000	0915	7/26/05	\$435,000	1260	0	7	1928	4	2680	N	N	754 N 82ND ST
8	643000	0711	11/11/04	\$355,450	1260	0	7	1926	4	3060	Y	N	8116 LINDEN AVE N
8	643050	0252	6/19/06	\$535,000	1270	0	7	1920	5	3774	N	N	523 N 84TH ST
8	946820	0145	6/15/04	\$400,000	1270	0	7	1926	4	3410	N	N	502 N 68TH ST
8	643000	0035	2/23/05	\$297,000	1280	0	7	1910	4	4590	N	N	936 N 80TH ST
8	379700	0975	9/13/04	\$312,000	1280	0	7	1916	4	3000	N	N	944 N 78TH ST
8	336240	1935	8/23/05	\$475,000	1290	0	7	1906	4	3060	N	N	736 N 70TH ST
8	192330	0340	10/2/06	\$425,000	1290	120	7	1915	4	6000	N	N	533 N 79TH ST
8	643050	0117	7/30/04	\$401,000	1290	0	7	1914	5	3468	N	N	8116 DAYTON AVE N
8	192380	0155	6/29/04	\$435,000	1290	0	7	1918	5	6000	N	N	535 N 78TH ST
8	643100	0125	2/28/05	\$352,000	1290	0	7	1906	5	4080	N	N	713 N 83RD ST
8	062504	9201	8/30/05	\$524,000	1300	700	7	1925	4	3333	N	N	525 N 71ST ST
8	643000	0255	10/27/06	\$362,000	1300	0	7	1911	4	3060	N	N	728 N 80TH ST
8	643100	0230	6/29/05	\$354,000	1300	0	7	1950	4	4284	N	N	740 N 83RD ST
8	062504	9209	9/12/06	\$425,000	1320	0	7	1926	3	3300	N	N	509 N 71ST ST
8	643100	0310	6/19/06	\$437,000	1320	0	7	1928	4	4080	N	N	705 N 84TH ST
8	643100	0295	10/3/05	\$425,000	1320	390	7	1911	5	5100	N	N	702 N 83RD ST
8	181480	0510	11/29/04	\$325,000	1320	400	7	1927	4	2460	N	N	6719 LINDEN AVE N
8	181480	1135	11/21/06	\$546,900	1330	400	7	1922	4	7440	N	N	735 N 67TH ST
8	336240	0321	9/1/05	\$399,950	1330	0	7	1908	4	3700	N	N	726 N 74TH ST
8	336240	1410	11/15/04	\$449,950	1330	150	7	1926	4	3000	N	N	718 N 71ST ST
8	379700	0680	1/10/05	\$365,000	1340	0	7	1905	5	3000	N	N	716 N 78TH ST
8	336340	0050	5/18/06	\$480,000	1350	0	7	1909	4	3605	N	N	532 N 73RD ST
8	336240	1131	4/28/05	\$495,000	1350	1000	7	1900	4	3468	N	N	7218 FREMONT AVE N
8	270810	0420	11/29/06	\$390,000	1350	0	7	1928	3	3000	N	N	7401 FREMONT AVE N
8	336340	0190	7/12/04	\$350,000	1350	0	7	1911	4	3090	N	N	312 N 73RD ST
8	643050	0010	9/11/06	\$461,000	1360	300	7	1916	4	4080	N	N	550 N 80TH ST
8	643050	0157	3/2/06	\$440,000	1360	200	7	1922	5	5100	N	N	311 N 82ND ST
8	379700	2350	2/9/04	\$449,500	1360	620	7	1926	5	4300	N	N	7517 LINDEN AVE N
8	643050	0037	7/18/06	\$530,000	1380	0	7	1926	4	3978	N	N	511 N 81ST ST
8	379700	0365	3/25/05	\$488,500	1390	0	7	1928	5	3016	N	N	7904 FREMONT AVE N

Improved Sales Used in this Annual Update Analysis
Area 42
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
8	643000	0550	7/19/05	\$420,000	1410	0	7	1905	4	4590	N	N	731 N 82ND ST
8	336240	1671	4/21/04	\$389,000	1410	0	7	1905	4	4080	Y	N	925 N 71ST ST
8	379700	1230	3/11/05	\$540,000	1420	430	7	1925	5	4500	Y	N	918 N 77TH ST
8	643050	0238	6/23/05	\$469,000	1420	80	7	1929	4	3075	N	N	556 N 83RD ST
8	336290	0390	3/7/06	\$534,000	1420	0	7	1915	5	3090	Y	N	342 N 76TH ST
8	643050	0313	8/15/05	\$444,950	1420	240	7	1926	4	4200	N	N	558 N 84TH ST
8	336340	0155	4/1/05	\$451,000	1430	0	7	1928	3	3193	Y	N	330 N 73RD ST
8	181480	0560	4/1/04	\$399,950	1490	0	7	1916	4	4464	N	N	735 N 68TH ST
8	643050	0031	3/9/05	\$440,000	1490	600	7	1926	5	3774	N	N	515 N 81ST ST
8	233130	0330	11/17/05	\$618,000	1500	950	7	1925	4	4712	Y	N	528 N 66TH ST
8	181480	0085	3/22/04	\$496,000	1500	160	7	1926	4	4648	N	N	915 N 70TH ST
8	643100	0545	11/11/05	\$439,900	1520	950	7	1928	4	4080	N	N	925 N 84TH ST
8	643100	0695	8/8/05	\$379,000	1520	0	7	1926	4	3120	N	N	8406 LINDEN AVE N
8	643050	0015	9/7/04	\$299,000	1520	600	7	1926	4	4080	N	N	534 N 80TH ST
8	336240	0335	9/1/05	\$345,000	1530	0	7	1902	3	3700	N	N	732 N 74TH ST
8	946820	0111	7/10/06	\$495,000	1550	0	7	1906	4	2700	N	N	424 N 68TH ST
8	643050	0182	6/23/06	\$507,500	1560	600	7	1921	3	7650	N	N	517 N 83RD ST
8	379700	2075	9/6/05	\$424,950	1560	0	7	1906	4	6000	N	N	940 N 76TH ST
8	336240	0470	12/27/05	\$545,000	1580	530	7	1906	5	3045	N	N	747 N 74TH ST
8	643100	0030	4/14/05	\$457,500	1580	440	7	1927	5	4080	N	N	919 N 83RD ST
8	062504	9202	7/12/05	\$570,000	1630	0	7	1928	4	3300	N	N	532 N 71ST ST
8	643100	0550	5/11/06	\$540,000	1630	250	7	1926	5	4080	N	N	929 N 84TH ST
8	643100	0550	10/11/05	\$469,500	1630	250	7	1926	5	4080	N	N	929 N 84TH ST
8	379700	1240	11/18/04	\$467,000	1630	0	7	1922	4	6000	Y	N	924 N 77TH ST
8	336240	1645	11/12/04	\$442,000	1660	0	7	1925	5	4814	Y	N	7009 AURORA AVE N
8	643050	0231	10/10/05	\$490,000	1690	150	7	1926	4	3075	N	N	8309 FREMONT AVE N
8	643100	0305	10/4/05	\$589,000	1700	0	7	1928	5	4080	N	N	701 N 84TH ST
8	336240	1545	4/24/06	\$475,000	1700	0	7	1985	3	3000	N	N	909 N 72ND ST
8	336240	1544	3/25/04	\$395,000	1700	0	7	1985	3	3000	N	N	911 N 72ND ST
8	946820	0086	8/15/04	\$706,000	1740	0	7	1924	5	5940	Y	N	6812 PHINNEY AVE N
8	192330	0045	6/1/05	\$395,000	1740	0	7	1923	4	4500	N	N	539 N 80TH ST

Improved Sales Used in this Annual Update Analysis
Area 42
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
8	946820	0095	4/11/05	\$749,000	1750	0	7	1914	5	7920	Y	N	6820 PHINNEY AVE N
8	946820	0031	12/4/06	\$656,500	1760	600	7	1918	4	4000	N	N	6723 PHINNEY AVE N
8	946820	0106	7/14/04	\$710,000	1760	0	7	1910	5	4140	Y	N	421 N 70TH ST
8	643050	0314	12/2/04	\$330,000	1770	0	7	1926	4	3675	N	N	554 N 84TH ST
8	336290	0870	12/18/06	\$492,500	1810	0	7	1919	5	4635	Y	N	325 N 76TH ST
8	379700	1655	11/4/06	\$550,000	1850	0	7	1910	4	4500	N	N	739 N 77TH ST
8	336340	0185	4/2/04	\$480,000	1859	0	7	1908	4	3090	N	N	316 N 73RD ST
8	336240	1750	10/28/05	\$549,900	1900	0	7	1900	5	6180	Y	N	924 N 70TH ST
8	643050	0175	7/11/05	\$589,950	1950	1050	7	1966	4	4590	N	N	540 N 82ND ST
8	336340	0485	9/27/06	\$695,000	1970	800	7	1911	4	3876	N	N	523 N 73RD ST
8	336240	1880	3/20/06	\$762,500	1990	600	7	1910	5	6120	N	N	704 N 70TH ST
8	336240	1590	7/22/04	\$431,875	2110	0	7	1908	3	3000	N	N	912 N 71ST ST
8	379700	2595	6/27/05	\$553,000	2220	130	7	1919	3	5400	Y	N	768 N 75TH ST
8	181480	0405	1/5/04	\$398,000	2270	580	7	1905	3	7440	N	N	718 N 68TH ST
8	181480	0160	8/26/04	\$379,000	890	200	8	1924	5	2400	N	N	6810 LINDEN AVE N
8	643050	0185	8/23/04	\$392,000	900	0	8	1931	3	3800	N	N	8212 DAYTON AVE N
8	379700	2530	8/24/06	\$469,000	1040	700	8	1984	3	3090	N	N	742 N 75TH ST
8	336290	0251	5/24/04	\$375,000	1050	500	8	1950	3	4635	Y	N	339 N 77TH ST
8	379700	2520	11/8/06	\$634,000	1090	0	8	1906	5	5000	N	N	734 N 75TH ST
8	643000	0206	8/9/05	\$430,000	1140	0	8	1926	4	2900	N	N	8003 LINDEN AVE N
8	009100	0170	4/11/05	\$450,000	1210	360	8	1947	3	5200	N	N	7805 DAYTON AVE N
8	643050	0353	7/7/04	\$400,000	1280	200	8	1926	4	3330	N	N	332 N 84TH ST
8	336390	0035	7/28/05	\$599,950	1320	400	8	1987	3	3000	N	N	336 N 71ST ST
8	643100	0245	4/28/06	\$470,600	1380	0	8	1988	3	3060	N	N	730 N 83RD ST
8	336240	1180	10/11/04	\$504,000	1390	0	8	1902	5	3060	N	N	724 N 72ND ST
8	669050	0195	11/28/05	\$425,000	1400	0	8	1931	4	4200	N	N	342 N 79TH ST
8	669050	0385	9/10/04	\$444,000	1410	770	8	1932	4	4000	N	N	7819 DAYTON AVE N
8	336240	1335	8/18/04	\$459,950	1410	0	8	1906	5	3000	N	N	725 N 72ND ST
8	643000	0945	2/25/05	\$482,000	1440	0	8	1906	5	4590	N	N	734 N 82ND ST
8	643000	0955	4/22/05	\$450,000	1440	0	8	1906	5	4590	N	N	730 N 82ND ST
8	379700	1995	7/23/04	\$349,200	1440	0	8	1929	4	3000	Y	N	902 N 76TH ST

Improved Sales Used in this Annual Update Analysis
Area 42
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
8	379700	0205	4/14/06	\$402,500	1460	0	8	1987	3	2610	N	N	942 N 79TH ST
8	379700	2010	5/18/06	\$463,000	1480	0	8	1980	3	2300	N	N	906 N 76TH ST
8	643000	0135	8/25/04	\$391,000	1480	0	8	1990	3	2346	N	N	919 N 81ST ST
8	643000	0405	7/22/06	\$631,000	1490	350	8	1919	4	6120	N	N	756 N 81ST ST
8	643000	0405	6/15/04	\$430,000	1490	350	8	1919	4	6120	N	N	756 N 81ST ST
8	946820	0105	3/18/04	\$589,000	1510	590	8	2001	3	3640	Y	N	6817 FRANCIS AVE N
8	336240	0460	3/31/05	\$408,000	1540	0	8	1985	3	3166	N	N	751 N 74TH ST
8	336290	0140	5/23/05	\$599,950	1590	0	8	1911	5	3114	Y	N	340 N 77TH ST
8	379700	1390	8/31/05	\$536,000	1600	0	8	1987	3	3000	N	N	737 N 78TH ST
8	379700	0085	5/6/05	\$625,000	1650	500	8	1928	5	4000	N	N	917 N 80TH ST
8	379700	0085	8/31/04	\$625,000	1650	500	8	1928	5	4000	N	N	917 N 80TH ST
8	336290	0255	7/21/04	\$470,000	1680	0	8	1987	3	3090	Y	N	337 N 77TH ST
8	643000	0205	7/20/06	\$562,000	1700	0	8	2001	3	4840	N	N	8007 LINDEN AVE N
8	181480	0715	2/3/04	\$445,000	1700	0	8	1998	3	3720	N	N	718 N 67TH ST
8	062504	9192	4/21/05	\$366,500	1710	0	8	2006	3	3300	N	N	538 N 71ST ST
8	336340	0732	6/24/04	\$549,950	1780	540	8	2004	3	3000	N	N	501 N 72ND ST
8	946820	0149	3/17/06	\$675,000	1820	0	8	1928	4	3160	Y	N	6816 DAYTON AVE N
8	379700	0204	10/6/05	\$438,500	1830	0	8	1987	3	3000	N	N	938 N 79TH ST
8	379700	0204	3/23/04	\$360,000	1830	0	8	1987	3	3000	N	N	938 N 79TH ST
8	336290	0610	5/29/06	\$625,000	1870	0	8	1982	3	6180	N	N	560 N 76TH ST
8	270810	0105	11/10/04	\$480,000	1890	0	8	1987	3	3060	N	N	355 N 75TH ST
8	336340	0745	4/20/06	\$698,000	1900	490	8	1987	3	2762	Y	N	7113 DAYTON AVE N
8	379700	0385	9/21/04	\$465,000	1930	0	8	1998	3	3000	N	N	714 N 79TH ST
8	336390	0040	9/16/04	\$615,000	1940	530	8	1987	3	5000	N	N	334 N 71ST ST
8	379700	0685	3/25/05	\$555,300	1970	0	8	1908	5	6000	N	N	720 N 78TH ST
8	336240	1205	6/20/06	\$600,000	2020	0	8	1985	3	3060	N	N	740 N 72ND ST
8	181480	0035	8/15/06	\$765,000	2040	400	8	1930	4	9000	Y	N	6811 AURORA AVE N
8	643050	0095	4/27/04	\$450,000	2150	0	8	1997	3	3060	N	N	533 N 82ND ST
8	379700	2460	9/24/06	\$615,000	2170	0	8	1997	3	3000	N	N	707 N 76TH ST
8	336290	0425	1/7/04	\$489,200	2220	760	8	1993	3	3090	Y	N	360 N 76TH ST
8	336390	0075	2/22/06	\$499,000	2230	0	8	2005	3	2700	N	N	312 N 71ST ST

Improved Sales Used in this Annual Update Analysis
Area 42
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
8	643100	0480	2/15/06	\$525,000	1070	380	9	1992	3	3060	Y	N	912 N 83RD ST
8	336240	1725	5/24/04	\$600,000	1850	500	9	1900	5	3000	Y	N	7000 LINDEN AVE N
8	233130	0025	8/25/05	\$836,000	1860	0	9	2005	3	4356	N	N	547 N 68TH ST
8	336340	0530	6/8/06	\$850,000	2050	0	9	2004	3	6120	Y	N	502 N 72ND ST
8	379700	0370	5/26/05	\$625,000	2130	0	9	2005	3	3000	N	N	708 N 79TH ST
8	336290	0275	6/23/06	\$848,000	2180	830	9	2001	3	3757	Y	N	325 N 77TH ST
8	336290	0270	4/27/04	\$680,000	2180	830	9	2001	3	3751	Y	N	329 N 77TH ST
8	181480	0825	2/15/05	\$599,000	2220	0	9	1929	4	5400	Y	N	6723 AURORA AVE N
8	379700	0590	2/10/06	\$830,000	2250	640	9	2005	3	3000	N	N	723 N 79TH ST
8	643050	0166	8/9/05	\$740,000	2250	880	9	2005	3	4692	N	N	552 N 82ND ST
8	379700	0595	3/16/06	\$800,000	2280	640	9	2005	3	3000	N	N	721 N 79TH ST
8	336290	0220	9/1/04	\$675,000	2280	700	9	2001	3	3832	Y	N	357 N 77TH ST
8	181480	0060	5/12/04	\$775,000	2290	1000	9	1906	5	5559	Y	N	928 N 68TH ST
8	192380	0010	2/22/06	\$710,000	2350	500	9	1908	5	5400	N	N	7805 FREMONT AVE N
8	643000	0585	3/25/05	\$602,000	2400	700	9	2004	3	3060	N	N	00747 N 82ND ST
8	643050	0172	2/7/06	\$815,000	2560	860	9	2006	3	4080	N	N	543 N 83RD ST
8	181480	0925	3/25/05	\$700,000	2640	700	9	2003	3	3719	N	N	6716 LINDEN AVE N
8	181480	0920	3/10/04	\$689,444	2640	700	9	2003	3	3719	N	N	903 N 68TH ST
8	181480	0925	4/27/04	\$668,820	2640	700	9	2003	3	3719	N	N	6716 LINDEN AVE N
8	379700	0725	6/23/06	\$880,000	2680	0	9	2004	3	4500	N	N	740 N 78TH ST
8	643000	0535	5/9/06	\$735,000	3120	0	9	2005	3	3060	N	N	721 N 82ND ST
8	946820	0025	12/18/06	\$935,000	3430	0	9	2005	3	4200	Y	N	312 N 68TH ST
8	946820	0025	6/14/05	\$850,000	3430	0	9	2005	3	4200	Y	N	312 N 68TH ST
8	336390	0300	5/3/04	\$859,000	2910	0	10	2003	3	5400	Y	N	424 N 70TH ST
8	336240	1821	4/20/04	\$800,000	2970	0	10	2003	3	6120	N	N	731 N 71ST ST
11	132430	0460	12/2/05	\$315,000	640	0	6	1924	4	3350	Y	N	103 NW 40TH ST
11	751750	0485	11/23/04	\$315,000	660	220	6	1947	4	4655	N	N	114 NW 45TH ST
11	812970	0510	11/16/06	\$360,000	700	0	6	1925	4	2669	N	N	4313 FRANCIS AVE N
11	812970	0510	4/26/05	\$353,000	700	0	6	1925	4	2669	N	N	4313 FRANCIS AVE N
11	193030	1580	3/3/06	\$295,000	700	280	6	1926	3	3200	Y	N	416 N 40TH ST
11	812970	1120	9/6/05	\$446,000	720	0	6	1920	4	5279	N	N	4216 FRANCIS AVE N

Improved Sales Used in this Annual Update Analysis
Area 42
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
11	181980	0286	3/25/05	\$350,000	760	130	6	1919	3	2100	N	N	4013 2ND AVE NW
11	193030	0740	7/10/06	\$385,000	770	310	6	1906	3	4800	N	N	4111 DAYTON AVE N
11	751750	0411	7/24/06	\$420,000	880	100	6	1905	5	4800	N	N	216 NW 45TH ST
11	661000	0030	1/21/04	\$317,000	880	150	6	1910	4	4400	N	N	4220 3RD AVE NW
11	858440	0090	6/15/04	\$363,000	1020	0	6	1922	4	3243	N	N	4127 PALATINE AVE N
11	858440	0215	5/18/04	\$340,550	1060	600	6	1923	4	6086	N	N	4120 PALATINE AVE N
11	193030	1295	9/7/04	\$309,000	1840	0	6	1911	3	4000	N	N	3920 GREENWOOD AVE N
11	751750	0135	7/18/05	\$355,000	710	0	7	1916	3	2400	Y	N	4610 1ST AVE NW
11	661000	0085	4/8/05	\$363,000	750	0	7	1942	3	4766	N	N	4211 BAKER AVE NW
11	132430	0465	9/8/04	\$430,000	760	590	7	1928	4	5500	N	N	3955 GREENWOOD AVE N
11	858440	0135	7/19/04	\$362,000	770	120	7	1919	3	4126	N	N	4134 1ST AVE NW
11	197220	1390	9/17/04	\$265,000	770	0	7	1902	4	1739	N	N	3841 LINDEN AVE N
11	132430	0503	4/10/06	\$440,000	780	0	7	1919	5	2250	N	N	3958 1ST AVE NW
11	181980	0081	12/7/05	\$437,500	790	820	7	1910	3	8111	Y	N	4125 BAKER AVE NW
11	661000	0751	8/30/05	\$400,000	790	460	7	1968	4	3302	N	N	100 N 43RD ST
11	193030	0925	5/13/05	\$420,000	790	750	7	1993	4	4800	N	N	4023 DAYTON AVE N
11	193030	0915	12/22/04	\$354,300	800	440	7	1951	4	4800	N	N	4029 DAYTON AVE N
11	661000	0856	4/12/05	\$425,500	810	400	7	1916	4	3302	Y	N	112 N 43RD ST
11	661000	0741	6/24/05	\$359,950	810	220	7	1952	3	2659	N	N	112 NW 42ND ST
11	193030	0040	8/5/05	\$438,000	810	790	7	2005	3	1824	N	N	4107 FREMONT AVE N
11	193030	0520	7/30/04	\$322,000	810	0	7	1904	4	2400	N	N	4004 DAYTON AVE N
11	661000	0435	10/18/04	\$322,900	810	0	7	1940	4	5500	Y	N	4327 2ND AVE NW
11	193030	0750	3/18/06	\$415,000	830	0	7	1950	3	4800	N	N	4101 DAYTON AVE N
11	744500	0095	5/23/05	\$393,000	830	0	7	1951	4	3837	N	N	4111 PALATINE AVE N
11	193030	0730	10/8/04	\$399,200	830	200	7	1957	4	2400	Y	N	4112 FRANCIS AVE N
11	661000	0175	2/15/06	\$395,000	840	0	7	1942	4	4400	N	N	4323 BAKER AVE NW
11	661000	0200	3/24/05	\$330,000	840	0	7	1942	4	4400	N	N	4303 BAKER AVE NW
11	132430	0445	11/30/04	\$364,000	840	700	7	1924	5	3350	Y	N	107 NW 40TH ST
11	751750	0265	2/19/04	\$270,000	840	360	7	1942	2	3600	N	N	213 NW 47TH ST
11	193030	0410	11/15/04	\$367,000	850	0	7	1911	4	4320	N	N	3960 DAYTON AVE N
11	193030	1205	4/24/06	\$398,500	860	0	7	1928	4	2400	N	N	404 N 39TH ST

Improved Sales Used in this Annual Update Analysis
Area 42
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
11	661000	0625	11/23/05	\$380,000	880	0	7	1952	3	5500	N	N	4308 2ND AVE NW
11	193030	0385	9/7/06	\$383,000	880	0	7	1948	4	4000	Y	N	3951 EVANSTON AVE N
11	193030	1220	2/21/06	\$389,500	890	0	7	1928	4	2400	N	N	400 N 39TH ST
11	661000	0990	10/17/06	\$685,000	910	810	7	1940	4	7000	Y	N	4415 GREENWOOD AVE N
11	751750	0465	10/25/04	\$458,000	920	400	7	1920	4	4800	Y	N	111 NW 46TH ST
11	661000	0910	8/24/05	\$415,000	940	0	7	1909	3	6600	Y	N	4255 PALATINE AVE N
11	858440	0070	6/21/05	\$387,000	940	0	7	1952	4	4067	Y	N	4137 PALATINE AVE N
11	858440	0230	8/18/04	\$352,500	940	100	7	1952	4	6404	N	N	4130 PALATINE AVE N
11	798640	0470	9/11/06	\$445,000	950	580	7	1985	3	3000	Y	N	237 NW 50TH ST
11	661000	0470	8/12/04	\$375,000	950	860	7	1950	3	5500	Y	N	4204 BAKER AVE NW
11	953010	1040	12/7/06	\$462,500	960	990	7	1916	4	3990	Y	N	226 NW 50TH ST
11	569350	0660	7/8/05	\$427,000	960	0	7	1901	4	3300	N	N	508 N 43RD ST
11	661000	0985	3/16/05	\$450,000	960	0	7	1939	3	6000	Y	N	4407 GREENWOOD AVE N
11	744500	0085	3/14/05	\$417,000	960	240	7	1926	4	3937	N	N	4112 1ST AVE NW
11	744500	0070	4/19/05	\$355,000	960	0	7	1926	3	3240	Y	N	104 N 41ST ST
11	193030	1405	12/17/04	\$400,000	970	250	7	1952	4	4000	N	N	4028 GREENWOOD AVE N
11	181980	0300	7/20/04	\$385,500	980	900	7	1907	5	4400	N	N	211 NW 41ST ST
11	661000	0615	10/6/06	\$541,000	1020	0	7	1928	4	2750	Y	N	106 NW 42ND ST
11	661000	0280	12/8/04	\$460,000	1020	0	7	1950	4	4400	Y	N	4417 BAKER AVE NW
11	661000	0205	12/13/05	\$389,950	1020	0	7	1925	4	3201	N	N	264 NW 44TH ST
11	798640	0480	10/19/05	\$370,000	1020	100	7	1941	4	4500	Y	N	227 NW 50TH ST
11	661000	0180	2/3/04	\$310,000	1030	0	7	1942	3	4400	N	N	4319 BAKER AVE NW
11	858440	0190	5/26/05	\$575,000	1050	1030	7	1910	3	4500	Y	N	4121 GREENWOOD AVE N
11	132430	0675	10/16/06	\$499,750	1050	660	7	1947	3	5500	N	N	206 NW 40TH ST
11	569350	0845	9/6/06	\$418,000	1050	0	7	1906	4	3250	N	N	4317 EVANSTON AVE N
11	661000	0820	3/11/04	\$354,000	1050	0	7	1947	4	4950	Y	N	4345 PALATINE AVE N
11	812970	0975	2/24/04	\$280,000	1050	0	7	1925	3	4000	N	N	4215 FRANCIS AVE N
11	193030	0555	5/30/06	\$535,000	1070	0	7	1912	4	4800	N	N	4034 DAYTON AVE N
11	744500	0050	6/8/06	\$479,000	1070	0	7	1920	4	3208	N	N	118 N 41ST ST
11	661000	0455	11/4/04	\$364,000	1070	260	7	1946	4	5500	N	N	208 NW 43RD ST
11	812970	0905	7/27/04	\$390,000	1080	0	7	1993	5	5000	N	N	4222 GREENWOOD AVE N

Improved Sales Used in this Annual Update Analysis
Area 42
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
11	193030	0041	8/29/05	\$389,000	1100	0	7	2005	3	1096	N	N	4105a FREMONT AVE N
11	132430	0380	6/1/06	\$475,000	1110	490	7	1947	3	5000	N	N	106 NW BOWDOIN PL
11	193030	1290	5/5/06	\$430,000	1130	0	7	1906	4	4000	N	N	3914 GREENWOOD AVE N
11	569350	0980	11/23/04	\$430,000	1130	140	7	1924	4	3200	N	N	4401 DAYTON AVE N
11	569350	0035	2/9/04	\$381,000	1130	0	7	1921	4	2200	N	N	4207 DAYTON AVE N
11	744500	0025	12/21/05	\$509,000	1140	0	7	2005	3	3330	N	N	200 N 41ST ST
11	569350	0005	3/22/05	\$550,000	1160	0	7	1911	4	5425	N	N	464 N 42ND ST
11	751750	0410	10/18/06	\$450,000	1160	120	7	1918	2	8760	N	N	222 NW 45TH ST
11	751750	0395	2/27/06	\$499,000	1200	0	7	1928	4	3600	N	N	213 NW 46TH ST
11	181980	0095	6/7/05	\$586,000	1200	1200	7	1961	4	6000	Y	N	4141 BAKER AVE NW
11	812970	0321	7/7/05	\$397,500	1200	220	7	2002	3	1735	N	N	4426 B FRANCIS AVE N
11	751750	0130	4/22/05	\$438,500	1200	800	7	1924	3	4800	Y	N	104 N 46TH ST
11	193030	0590	12/21/05	\$500,000	1210	0	7	1927	4	4000	N	N	4123 EVANSTON AVE N
11	193030	1390	10/6/06	\$513,000	1220	0	7	1946	4	4000	N	N	4018 GREENWOOD AVE N
11	661000	0240	10/1/04	\$376,000	1220	570	7	1987	3	4400	N	N	4428 3RD AVE NW
11	197220	1305	8/23/06	\$440,000	1250	0	7	1957	4	3360	N	N	719 N 38TH ST
11	812970	0370	3/2/04	\$334,750	1290	0	7	2003	3	1000	N	N	456 N 44TH ST
11	569350	0780	3/22/06	\$625,000	1300	1200	7	1958	3	5000	N	N	4330 DAYTON AVE N
11	193030	0605	5/12/05	\$493,000	1300	150	7	1900	5	4000	N	N	4111 EVANSTON AVE N
11	193030	0455	6/15/04	\$412,000	1300	0	7	1908	5	4000	N	N	4031 EVANSTON AVE N
11	569350	0902	10/21/05	\$434,689	1340	0	7	2005	3	1352	N	N	466 N 43RD ST
11	569350	0903	10/21/05	\$415,300	1340	0	7	2005	3	1353	N	N	468 N 43RD ST
11	132430	0045	3/17/05	\$420,000	1400	0	7	1911	2	7000	N	N	109 N BOWDOIN PL
11	181980	0135	10/16/06	\$525,000	1410	0	7	1946	4	5443	Y	N	4121 2ND AVE NW
11	132430	0450	1/5/06	\$407,000	1410	0	7	1915	4	3300	N	N	3961 1ST AVE NW
11	193030	0535	12/20/05	\$640,000	1440	1010	7	1912	5	6400	N	N	4016 DAYTON AVE N
11	193030	1135	4/15/05	\$424,950	1470	920	7	1926	4	3600	N	N	450 N 39TH ST
11	569350	0060	9/24/04	\$389,000	1490	0	7	1909	3	3850	N	N	4217 DAYTON AVE N
11	569350	1151	9/14/04	\$379,950	1500	0	7	2004	3	1402	N	N	4424 B DAYTON AVE N
11	569350	1152	9/28/04	\$378,450	1500	0	7	2004	3	1400	N	N	4424 A DAYTON AVE N
11	812970	0990	9/24/04	\$429,000	1530	220	7	1925	4	4000	N	N	4205 FRANCIS AVE N

Improved Sales Used in this Annual Update Analysis
Area 42
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
11	132430	0480	9/20/06	\$570,000	1540	420	7	1919	3	5000	N	N	122 N BOWDOIN PL
11	193030	1560	9/9/05	\$629,950	1540	670	7	1928	4	2892	Y	N	4020 FRANCIS AVE N
11	132430	0550	6/16/04	\$502,000	1540	0	7	1926	4	5500	N	N	122 N 40TH ST
11	132430	0480	2/8/05	\$413,000	1540	420	7	1919	3	5000	N	N	122 N BOWDOIN PL
11	569350	0540	10/17/06	\$619,000	1560	780	7	1900	5	1714	N	N	4326 EVANSTON AVE N
11	569350	0540	2/25/05	\$530,000	1560	780	7	1900	5	1714	N	N	4326 EVANSTON AVE N
11	661000	0425	12/18/06	\$575,000	1580	610	7	1931	3	3454	Y	N	4335 2ND AVE NW
11	661000	0425	8/12/04	\$439,480	1580	610	7	1931	3	3454	Y	N	4335 2ND AVE NW
11	952210	0591	11/2/04	\$615,000	1590	0	7	1926	4	3750	N	N	4508 GREENWOOD AVE N
11	193130	1106	3/29/04	\$325,000	1600	0	7	1996	3	2401	N	N	3910 LINDEN AVE N
11	751750	0360	6/27/06	\$487,000	1620	0	7	1916	4	5506	N	N	250 NW 45TH ST
11	569350	0800	2/18/05	\$625,000	1650	0	7	1912	4	6000	N	N	4337 EVANSTON AVE N
11	132430	0290	3/3/05	\$397,850	1670	0	7	1925	4	3330	N	N	208 NW BOWDOIN PL
11	569350	0130	7/12/06	\$547,000	1690	0	7	1911	5	2900	N	N	4202 DAYTON AVE N
11	952210	0486	4/21/05	\$440,000	1700	0	7	1926	3	3750	N	N	4516 GREENWOOD AVE N
11	193030	0726	6/16/04	\$599,000	1760	590	7	1989	3	3040	Y	N	4119 DAYTON AVE N
11	569350	1235	6/7/05	\$745,000	1800	0	7	1900	4	6875	N	N	512 N 44TH ST
11	132430	0280	11/10/04	\$500,950	1810	0	7	1919	4	3334	N	N	204 NW BOWDOIN PL
11	197220	1550	6/15/06	\$475,000	1830	0	7	1906	3	2511	N	N	3634 LINDEN AVE N
11	181980	0025	5/19/05	\$479,000	1880	880	7	1921	3	5515	N	N	4122 3RD AVE NW
11	751750	0145	10/18/06	\$458,910	1890	500	7	1918	3	3225	N	N	116 N 46TH ST
11	812970	0795	8/22/06	\$650,000	1920	0	7	1914	4	3500	Y	N	4227 PHINNEY AVE N
11	569350	0901	10/20/05	\$498,858	1960	0	7	2005	3	2298	N	N	464 N 43RD ST
11	193030	0655	5/28/04	\$557,500	1970	780	7	1999	3	6400	N	N	4114 DAYTON AVE N
11	569350	1150	6/15/05	\$532,500	2000	0	7	2004	3	2193	N	N	4426 DAYTON AVE N
11	569350	1150	9/14/04	\$455,000	2000	0	7	2004	3	2193	N	N	4426 DAYTON AVE N
11	132430	0590	10/4/04	\$659,000	2130	0	7	1908	4	5720	N	N	102 N 40TH ST
11	798640	0360	4/20/06	\$685,000	2160	0	7	1926	4	5000	Y	N	220 NW 49TH ST
11	132430	0692	1/27/06	\$550,000	2160	0	7	1991	3	4400	N	N	226 NW 40TH ST
11	569350	0940	11/6/06	\$640,000	2230	0	7	1926	3	5500	N	N	4325 DAYTON AVE N
11	569350	0541	2/23/05	\$554,000	2240	0	7	2004	3	2287	N	N	4324 EVANSTON AVE N

Improved Sales Used in this Annual Update Analysis
Area 42
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
11	661000	0670	2/15/05	\$466,000	810	810	8	1951	4	5040	N	N	102 NW 43RD ST
11	661000	0835	6/17/04	\$550,000	890	0	8	1914	5	4400	Y	N	4323 PALATINE AVE N
11	661000	0650	12/12/06	\$580,000	1110	860	8	1956	3	5500	N	N	4332 2ND AVE NW
11	661000	0385	6/29/05	\$500,000	1240	1100	8	1962	3	8250	Y	N	4300 BAKER AVE NW
11	569350	0791	6/1/06	\$510,000	1260	0	8	1999	3	1458	N	N	509 N 44TH ST
11	569350	0791	7/13/04	\$432,500	1260	0	8	1999	3	1458	N	N	509 N 44TH ST
11	661000	0745	10/24/05	\$578,000	1270	820	8	1952	4	4900	Y	N	4407 1ST AVE NW
11	798640	0510	4/10/06	\$560,000	1280	900	8	1954	3	3750	Y	N	226 NW 48TH ST
11	812970	0256	4/12/06	\$464,550	1280	0	8	2005	3	1164	N	N	4416 A PHINNEY AVE N
11	812970	0257	4/10/06	\$450,000	1280	0	8	2005	3	1265	N	N	4416 B PHINNEY AVE N
11	193030	0870	4/7/05	\$545,000	1290	900	8	1952	4	4800	N	N	4120 PHINNEY AVE N
11	661000	0306	5/1/04	\$518,180	1400	200	8	1910	4	3151	N	N	4402 BAKER AVE NW
11	661000	0130	2/25/05	\$475,000	1430	550	8	1954	4	4400	N	N	4320 3RD AVE NW
11	661000	0325	8/7/05	\$530,000	1440	760	8	1983	3	5500	N	N	4420 BAKER AVE NW
11	812970	0186	10/25/05	\$460,000	1510	0	8	2005	3	1380	N	N	4421 B FRANCIS AVE N
11	812970	0187	8/18/05	\$455,000	1510	0	8	2005	3	1375	N	N	4421 A FRANCIS AVE N
11	812970	0565	3/30/05	\$465,000	1560	280	8	2001	3	1500	N	N	4318 PHINNEY AVE N
11	569350	1441	12/12/05	\$511,950	1600	0	8	2005	3	1425	N	N	4434 EVANSTON AVE N
11	569350	1440	1/26/06	\$489,000	1600	0	8	2005	3	1424	N	N	4436 EVANSTON AVE N
11	812970	0231	7/3/06	\$582,250	1690	420	8	2002	3	1991	N	N	406 N 44TH ST
11	193030	1015	5/17/04	\$575,000	1720	400	8	1996	4	4800	Y	N	3963 DAYTON AVE N
11	812970	1060	4/11/05	\$536,000	1780	550	8	1908	4	4100	N	N	4226 PHINNEY AVE N
11	569350	1442	2/23/06	\$600,000	1800	0	8	2005	3	2151	N	N	607 N 45TH ST
11	661000	0840	12/7/04	\$624,950	1860	350	8	1914	5	4400	Y	N	4319 PALATINE AVE N
11	181980	0024	5/24/04	\$469,000	1870	540	8	2004	3	1983	N	N	4124 3RD AVE NW
11	953010	1050	7/25/05	\$608,000	1960	0	8	2004	3	2790	Y	N	211 NW MARKET ST
11	132430	0345	3/30/04	\$589,000	2000	220	8	1978	3	5000	N	N	223 NW 40TH ST
11	812970	0042	8/11/06	\$569,950	2090	370	8	1998	3	1540	N	N	4419 PHINNEY AVE N
11	812970	0044	1/25/06	\$550,000	2090	370	8	1998	3	1540	N	N	4417 PHINNEY AVE N
11	812970	0046	9/23/04	\$585,000	2110	370	8	1998	3	2210	N	N	4415 PHINNEY AVE N
11	812970	0255	5/22/06	\$645,000	2160	0	8	2005	3	2578	N	N	4414 PHINNEY AVE N

Improved Sales Used in this Annual Update Analysis
Area 42
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
11	812970	0255	2/22/06	\$599,950	2160	0	8	2005	3	2578	N	N	4414 PHINNEY AVE N
11	812970	0265	7/26/06	\$725,000	2210	0	8	1919	4	4500	Y	N	4418 PHINNEY AVE N
11	812970	0265	12/2/04	\$549,500	2210	0	8	1919	4	4500	Y	N	4418 PHINNEY AVE N
11	193030	0050	4/28/05	\$750,000	2260	0	8	1916	4	4000	N	N	602 N 41ST ST
11	798640	1276	7/27/06	\$655,000	2580	0	8	1994	3	2545	Y	N	104 NW 47TH ST
11	751750	0405	12/20/06	\$680,000	2940	0	8	1988	3	6119	Y	N	221 NW 46TH ST
11	812970	0711	5/23/06	\$560,000	1130	630	9	2006	3	1738	N	N	4308 A GREENWOOD AVE N
11	812970	0710	5/22/06	\$575,000	1130	630	9	2006	3	1741	N	N	4310 B GREENWOOD AVE N
11	751750	0175	5/21/04	\$750,000	1610	450	9	1980	5	5640	Y	N	4620 2ND AVE NW
11	812970	0580	12/4/06	\$710,000	1660	540	9	2001	3	2500	N	N	4322 PHINNEY AVE N
11	953010	1030	4/14/06	\$920,000	1780	700	9	2005	3	5979	Y	N	5002 3RD AVE NW
11	751750	0172	3/17/04	\$649,000	2130	700	9	2000	3	3999	N	N	4614 2ND AVE NW
11	812970	0713	5/22/06	\$655,000	2180	220	9	2006	3	1741	N	N	4310 B GREENWOOD AVE N
11	812970	0712	6/1/06	\$650,000	2180	220	9	2006	3	1737	N	N	4308 B GREENWOOD AVE N
11	193030	0195	4/28/04	\$670,000	2210	0	9	2004	3	4000	N	N	4032 EVANSTON AVE N
11	193030	0200	6/2/04	\$695,000	2240	0	9	2004	3	4000	N	N	4036 EVANSTON AVE N
11	798640	1290	9/30/04	\$595,000	2280	720	9	1980	3	5729	Y	N	135 NW 48TH ST
11	751750	0440	9/23/04	\$757,500	2660	620	9	2004	3	3600	Y	N	4501 2ND AVE NW
11	812970	0024	9/2/05	\$598,000	1400	300	10	1999	3	1643	N	N	4423 PHINNEY AVE N
11	812970	0030	4/17/06	\$595,000	1590	420	10	1999	3	1601	N	N	4423 A PHINNEY AVE N
11	812970	0015	9/9/05	\$675,000	1780	460	10	1999	3	1810	Y	N	4423 PHINNEY AVE N
11	751750	0473	3/17/05	\$989,000	2280	1010	10	2005	3	6000	Y	N	121 NW 46TH ST
11	661000	0865	9/17/04	\$825,000	2490	620	10	2004	3	6930	Y	N	4210 1ST AVE NW
11	751750	0180	8/5/05	\$944,500	2770	730	10	2000	3	5040	Y	N	4615 1ST AVE NW

Improved Sales Removed from this Annual Update Analysis
Area 42
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
3	045500	0195	6/7/05	\$540,000	UNFINISHED AREA>0
3	045500	0590	12/1/06	\$514,000	RELOCATION - SALE BY SERVICE
3	045500	0790	3/20/06	\$992,500	SEGREGATION AND/OR MERGER
3	045500	0842	5/16/06	\$425,000	DIAGNOSTIC OUTLIER
3	122503	9044	3/3/05	\$355,000	TEARDOWN SALE
3	204350	0005	10/18/06	\$1,075,000	DATA DOES NOT MATCH SALE
3	686520	0285	9/7/04	\$410,000	SEGREGATION AND/OR MERGER
3	686520	0570	5/19/05	\$581,500	NO MARKET EXPOSURE
3	686520	0640	3/9/04	\$352,500	NON REPRESENTATIVE SALE
3	686520	0970	11/24/04	\$250,000	NO MARKET EXPOSURE
3	751750	0045	11/10/06	\$549,000	UNFINISHED AREA>0
3	751750	0055	4/25/05	\$425,000	IMP CHARACTERISTICS CHANGED SINCE SALE
3	798640	0865	3/18/05	\$460,000	IMP CHARACTERISTICS CHANGED SINCE SALE
3	798640	1005	11/16/06	\$67,340	QUIT CLAIM DEED
3	798640	1100	6/27/05	\$280,000	IMP CHARACTERISTICS CHANGED SINCE SALE
3	813770	0065	6/27/06	\$600,000	RELATED PARTY, FRIEND, OR NEIGHBOR
3	928780	0045	6/29/04	\$131,212	QUIT CLAIM DEED
3	928780	0375	6/14/04	\$400,000	DIAGNOSTIC OUTLIER
3	928780	1060	5/21/04	\$760,000	IMP CHARACTERISTICS CHANGED SINCE SALE
3	928780	1405	7/26/06	\$440,000	IMP CHARACTERISTICS CHANGED SINCE SALE
3	928780	1695	11/1/05	\$345,000	TEARDOWN SALE
3	928780	1870	8/1/05	\$679,000	IMP CHARACTERISTICS CHANGED SINCE SALE
3	928780	1950	9/2/04	\$499,777	IMP CHARACTERISTICS CHANGED SINCE SALE
3	928780	2600	5/14/04	\$550,000	IMP CHARACTERISTICS CHANGED SINCE SALE
3	952110	0155	8/24/06	\$650,000	DATA DOES NOT MATCH SALE
3	952110	0155	2/22/06	\$480,000	IMP CHARACTERISTICS CHANGED SINCE SALE
3	952110	0315	8/30/06	\$555,000	TEARDOWN SALE
3	952110	0516	6/10/04	\$430,000	QUIT CLAIM DEED
3	952110	0520	6/26/06	\$650,000	UNFINISHED AREA>0
3	952110	0520	8/26/04	\$280,000	UNFINISHED AREA>0
3	952110	0795	4/19/05	\$365,000	IMP CHARACTERISTICS CHANGED SINCE SALE
3	952110	0810	9/8/05	\$540,000	UNFINISHED AREA>0
3	952110	0905	5/18/05	\$520,000	TEARDOWN SALE
3	952110	1165	5/24/04	\$310,000	NO MARKET EXPOSURE
3	952110	1221	3/21/05	\$290,000	NON REPRESENTATIVE SALE
3	952110	1280	7/27/06	\$200,000	DOR RATIO
3	952110	1375	6/28/04	\$215,000	QUIT CLAIM DEED
3	952110	1450	10/7/04	\$257,000	NO MARKET EXPOSURE
3	952110	1566	2/15/05	\$475,000	DIAGNOSTIC OUTLIER
3	952110	1586	2/2/05	\$500,000	NO MARKET EXPOSURE
3	952210	0114	11/2/06	\$520,000	DATA DOES NOT MATCH SALE
3	952210	0126	9/9/04	\$300,000	NON REPRESENTATIVE SALE
3	952210	0235	9/30/04	\$449,500	IMP CHARACTERISTICS CHANGED SINCE SALE
3	952210	0235	9/20/04	\$95,000	QUIT CLAIM DEED
3	952210	0275	3/2/04	\$403,750	IMP CHARACTERISTICS CHANGED SINCE SALE

Improved Sales Removed from this Annual Update Analysis
Area 42
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
3	952210	0285	11/9/06	\$1,395,000	DIAGNOSTIC OUTLIER
3	952210	0395	12/8/05	\$2,500	QUIT CLAIM DEED
3	952310	0431	9/1/06	\$715,000	UNFINISHED AREA>0
3	952310	1555	3/5/04	\$379,211	NO MARKET EXPOSURE
3	952310	1775	5/4/04	\$395,000	IMP CHARACTERISTICS CHANGED SINCE SALE
3	952310	1975	3/21/06	\$470,000	UNFINISHED AREA>0
3	952310	2120	8/31/04	\$487,000	UNFINISHED AREA>0
3	952310	2220	4/5/04	\$380,000	IMP CHARACTERISTICS CHANGED SINCE SALE
3	952310	2230	3/26/04	\$409,000	IMP CHARACTERISTICS CHANGED SINCE SALE
3	952310	2300	3/11/04	\$355,000	IMP CHARACTERISTICS CHANGED SINCE SALE
3	952310	2480	1/5/04	\$273,000	RELATED PARTY, FRIEND, OR NEIGHBOR
3	952310	3001	4/5/06	\$340,000	OBSOLESCENCE>0
3	952310	3030	11/1/05	\$520,000	IMP CHARACTERISTICS CHANGED SINCE SALE
3	952310	3196	8/13/04	\$191,273	QUIT CLAIM DEED
3	952310	3196	8/13/04	\$191,273	QUIT CLAIM DEED
3	952310	3495	5/31/06	\$810,000	DATA DOES NOT MATCH SALE
3	952310	4160	6/20/05	\$235,000	IMP CHARACTERISTICS CHANGED SINCE SALE
3	952310	4280	3/16/05	\$533,000	NON REPRESENTATIVE SALE
3	952310	4575	8/2/05	\$400,000	DIAGNOSTIC OUTLIER
3	952310	4640	2/18/04	\$450,000	IMP CHARACTERISTICS CHANGED SINCE SALE
3	952310	4765	7/19/06	\$822,500	DATA DOES NOT MATCH SALE
3	952310	4765	3/28/05	\$425,000	IMP CHARACTERISTICS CHANGED SINCE SALE
3	952510	0026	6/10/04	\$280,000	NO MARKET EXPOSURE
3	952510	0030	11/3/06	\$755,000	DATA DOES NOT MATCH SALE
3	952510	0030	4/28/04	\$485,000	IMP CHARACTERISTICS CHANGED SINCE SALE
3	952560	0190	2/23/04	\$411,000	RELOCATION - SALE BY SERVICE
3	953010	0055	12/7/04	\$499,999	RELOCATION - SALE BY SERVICE
3	953010	0120	8/10/05	\$575,000	PREVIOUS IMP VALUE<=25,000
3	953010	0580	3/24/04	\$98,821	QUIT CLAIM DEED
3	953010	0580	2/24/04	\$98,821	QUIT CLAIM DEED
3	953010	0615	8/1/05	\$350,000	TEARDOWN SALE
3	953010	0620	2/3/04	\$440,000	DIAGNOSTIC OUTLIER
3	953010	1185	3/16/04	\$415,000	UNFINISHED AREA>0
3	953010	1360	8/2/06	\$595,000	DATA DOES NOT MATCH SALE
3	953010	1365	10/22/06	\$575,000	UNFINISHED AREA>0
3	953010	1390	10/28/04	\$450,000	OBSOLESCENCE>0
3	953010	1420	5/17/05	\$359,000	TEARDOWN SALE
3	953010	1455	7/21/06	\$995,000	DATA DOES NOT MATCH SALE
3	953010	1720	12/28/06	\$200,000	RELATED PARTY, FRIEND, OR NEIGHBOR
3	953010	1745	3/17/04	\$230,000	GOVERNMENT AGENCY
3	953010	1780	9/20/06	\$529,000	DATA DOES NOT MATCH SALE
8	009100	0025	3/3/04	\$425,000	MORE THAN 1 IMP
8	009100	0045	12/19/06	\$225,000	DIAGNOSTIC OUTLIER
8	062504	9176	8/11/05	\$465,000	RELATED PARTY, FRIEND, OR NEIGHBOR
8	062504	9192	10/31/06	\$755,000	DIAGNOSTIC OUTLIER

Improved Sales Removed from this Annual Update Analysis
Area 42
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
8	181480	1040	4/5/04	\$300,000	NO MARKET EXPOSURE
8	181480	1460	7/18/06	\$520,000	IMP CHARACTERISTICS CHANGED SINCE SALE
8	181480	1460	2/23/06	\$515,000	IMP CHARACTERISTICS CHANGED SINCE SALE
8	181480	1460	4/8/04	\$450,000	IMP CHARACTERISTICS CHANGED SINCE SALE
8	181480	1465	3/3/04	\$240,000	PREVIOUS IMP VALUE<=25,000
8	192380	0145	9/19/06	\$173,900	UNFINISHED AREA>0
8	233130	0415	10/12/05	\$327,000	IMP CHARACTERISTICS CHANGED SINCE SALE
8	270810	0060	8/25/04	\$525,000	MORE THAN 1 IMP
8	270810	0740	5/10/06	\$335,000	NON REPRESENTATIVE SALE
8	270810	0745	6/9/04	\$340,000	DOR RATIO
8	336240	0175	10/18/05	\$370,000	TEARDOWN SALE
8	336240	0210	7/15/04	\$485,000	NO MARKET EXPOSURE
8	336240	0470	3/11/05	\$360,000	IMP CHARACTERISTICS CHANGED SINCE SALE
8	336240	0535	8/21/06	\$565,000	MORE THAN 1 IMP
8	336240	1171	6/15/05	\$438,000	IMP CHARACTERISTICS CHANGED SINCE SALE
8	336240	1540	5/3/04	\$405,000	MORE THAN 1 IMP
8	336240	1850	5/14/04	\$500,000	MORE THAN 1 IMP
8	336290	0026	6/21/06	\$575,000	DATA DOES NOT MATCH SALE
8	336290	0026	6/29/05	\$427,000	IMP CHARACTERISTICS CHANGED SINCE SALE
8	336290	0295	6/12/06	\$750,000	DATA DOES NOT MATCH SALE
8	336290	0675	10/14/05	\$121,485	DOR RATIO
8	336340	0280	8/14/06	\$470,500	IMP CHARACTERISTICS CHANGED SINCE SALE
8	336340	0460	7/27/05	\$391,500	RELOCATION - SALE BY SERVICE
8	336340	0530	1/6/04	\$350,000	IMP CHARACTERISTICS CHANGED SINCE SALE
8	336340	0705	9/30/06	\$131,781	QUIT CLAIM DEED
8	336390	0075	10/27/04	\$449,950	SEGREGATION AND/OR MERGER
8	336390	0280	10/20/06	\$482,500	MORE THAN 1 IMP
8	336390	0310	2/19/04	\$399,950	IMP CHARACTERISTICS CHANGED SINCE SALE
8	379700	0085	3/9/06	\$390,000	BANKRUPTCY - RECEIVER OR TRUSTEE
8	379700	0085	5/2/05	\$425,000	EXEMPT FROM EXCISE TAX
8	379700	0085	8/6/04	\$375,000	NON REPRESENTATIVE SALE
8	379700	0204	10/6/05	\$438,500	RELOCATION - SALE BY SERVICE
8	379700	0290	11/23/04	\$276,000	IMP CHARACTERISTICS CHANGED SINCE SALE
8	379700	0380	1/19/05	\$290,000	IMP CHARACTERISTICS CHANGED SINCE SALE
8	379700	0380	11/29/04	\$390,000	SEGREGATION AND/OR MERGER
8	379700	0590	9/27/04	\$450,000	SEGREGATION AND/OR MERGER
8	379700	0715	4/12/05	\$311,900	TEARDOWN SALE
8	379700	0960	9/22/04	\$275,000	IMP CHARACTERISTICS CHANGED SINCE SALE
8	379700	1230	4/7/04	\$341,950	IMP CHARACTERISTICS CHANGED SINCE SALE
8	379700	1335	4/11/06	\$90,914	QUIT CLAIM DEED
8	379700	1570	8/23/04	\$225,000	RELATED PARTY, FRIEND, OR NEIGHBOR
8	379700	1665	9/13/06	\$720,000	DATA DOES NOT MATCH SALE
8	379700	1665	3/9/05	\$438,000	IMP CHARACTERISTICS CHANGED SINCE SALE
8	379700	1730	4/7/04	\$460,840	PERSONAL PROPERTY INCLUDED
8	379700	1765	7/13/06	\$599,500	DATA DOES NOT MATCH SALE

Improved Sales Removed from this Annual Update Analysis
Area 42
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
8	379700	2545	8/25/06	\$225,000	NON REPRESENTATIVE SALE
8	643000	0180	8/24/06	\$420,000	DATA DOES NOT MATCH SALE
8	643000	0380	10/14/06	\$11,000	QUIT CLAIM DEED
8	643000	0505	8/29/06	\$760,000	DATA DOES NOT MATCH SALE
8	643000	0535	8/30/04	\$130,000	DOR RATIO
8	643000	0580	6/14/04	\$375,000	SEGREGATION AND/OR MERGER
8	643000	0770	8/12/04	\$125,000	PARTIAL INTEREST
8	643000	0770	5/19/04	\$105,000	RELATED PARTY, FRIEND, OR NEIGHBOR
8	643000	0785	10/20/05	\$120,996	QUIT CLAIM DEED
8	643000	0845	12/15/04	\$239,950	IMP CHARACTERISTICS CHANGED SINCE SALE
8	643050	0049	7/19/04	\$399,000	IMP CHARACTERISTICS CHANGED SINCE SALE
8	643050	0089	12/20/05	\$37,150	PARTIAL INTEREST
8	643050	0095	4/29/04	\$450,000	RELOCATION - SALE BY SERVICE
8	643050	0096	9/30/04	\$278,400	RELATED PARTY, FRIEND, OR NEIGHBOR
8	643050	0166	10/29/04	\$250,000	TEARDOWN SALE
8	643050	0166	10/29/04	\$250,000	TEARDOWN SALE
8	643050	0172	4/27/04	\$269,950	TEARDOWN SALE
8	643050	0196	7/3/06	\$485,000	DATA DOES NOT MATCH SALE
8	643050	0196	4/5/04	\$310,000	IMP CHARACTERISTICS CHANGED SINCE SALE
8	643050	0234	12/10/04	\$81,600	QUIT CLAIM DEED
8	643050	0263	11/1/04	\$114,000	QUIT CLAIM DEED
8	643050	0324	10/10/06	\$389,000	DATA DOES NOT MATCH SALE
8	643050	0324	6/16/06	\$295,000	IMP CHARACTERISTICS CHANGED SINCE SALE
8	643100	0245	2/16/04	\$330,000	DIAGNOSTIC OUTLIER
8	643100	0245	12/26/05	\$35,650	PARTIAL INTEREST
8	643100	0245	1/1/06	\$59,739	QUIT CLAIM DEED
8	643100	0535	12/1/06	\$590,000	DATA DOES NOT MATCH SALE
8	643100	0555	8/15/05	\$135,500	QUIT CLAIM DEED
8	669050	0045	8/30/05	\$273,600	DIAGNOSTIC OUTLIER
8	669050	0070	4/27/06	\$556,500	DATA DOES NOT MATCH SALE
8	669050	0070	1/4/05	\$379,950	IMP CHARACTERISTICS CHANGED SINCE SALE
8	669050	0090	4/26/06	\$607,768	DATA DOES NOT MATCH SALE
8	669050	0090	9/14/04	\$350,000	IMP CHARACTERISTICS CHANGED SINCE SALE
8	669050	0310	12/3/04	\$377,500	IMP CHARACTERISTICS CHANGED SINCE SALE
8	946820	0010	6/17/06	\$30,484	QUIT CLAIM DEED
8	946820	0021	10/20/05	\$579,000	OBSOLESCENCE>0
8	946820	0025	8/30/04	\$257,500	DOR RATIO
8	946820	0025	12/18/06	\$935,000	RELOCATION - SALE BY SERVICE
8	946820	0106	11/10/06	\$920,000	DATA DOES NOT MATCH SALE
8	946820	0175	11/17/06	\$598,000	DIAGNOSTIC OUTLIER
8	946820	0175	10/31/05	\$300,000	IMP CHARACTERISTICS CHANGED SINCE SALE
11	132430	0360	8/5/05	\$550,000	UNFINISHED AREA>0
11	193030	0025	4/30/04	\$315,000	DIAGNOSTIC OUTLIER
11	193030	0040	11/29/04	\$335,000	SEGREGATION AND/OR MERGER
11	193030	0120	2/10/04	\$369,000	RELATED PARTY, FRIEND, OR NEIGHBOR

Improved Sales Removed from this Annual Update Analysis
Area 42
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
11	193030	0420	11/14/06	\$167,773	RELATED PARTY, FRIEND, OR NEIGHBOR
11	193030	0455	5/30/06	\$2,124	GOR RATIO
11	193030	0535	5/2/05	\$430,000	IMP CHARACTERISTICS CHANGED SINCE SALE
11	193030	1165	2/22/06	\$600,000	DATA DOES NOT MATCH SALE
11	193030	1165	10/19/05	\$403,000	IMP CHARACTERISTICS CHANGED SINCE SALE
11	193030	1495	1/20/06	\$575,000	UNFINISHED AREA>0
11	193130	0980	9/21/05	\$650,000	DATA DOES NOT MATCH SALE
11	197220	1345	4/8/04	\$200,000	RELATED PARTY, FRIEND, OR NEIGHBOR
11	197220	1555	7/11/05	\$411,600	IMP CHARACTERISTICS CHANGED SINCE SALE
11	197220	1595	7/19/06	\$650,000	DIAGNOSTIC OUTLIER
11	569350	0220	10/22/04	\$390,000	TEARDOWN SALE
11	569350	0901	7/9/04	\$385,000	TEARDOWN SALE
11	569350	1100	12/7/06	\$625,000	ACTIVE PERMIT BEFORE SALE>25,000
11	569350	1100	9/28/05	\$565,000	TEARDOWN SALE
11	569350	1440	11/18/04	\$376,000	TEARDOWN SALE
11	661000	0591	7/19/06	\$908,000	DATA DOES NOT MATCH SALE
11	661000	0650	12/12/06	\$580,000	RELOCATION - SALE BY SERVICE
11	661000	0895	3/10/05	\$380,000	GOVERNMENT AGENCY
11	661000	0905	1/25/06	\$636,000	DATA DOES NOT MATCH SALE
11	661000	0905	6/20/05	\$430,000	IMP CHARACTERISTICS CHANGED SINCE SALE
11	751750	0145	6/22/04	\$476,000	NO MARKET EXPOSURE
11	751750	0145	6/22/04	\$340,000	NO MARKET EXPOSURE
11	751750	0280	5/30/06	\$170,989	PARTIAL INTEREST
11	751750	0473	7/6/04	\$402,500	TEARDOWN SALE
11	751750	0495	3/3/04	\$58,555	QUIT CLAIM DEED
11	798640	1350	9/15/05	\$143,500	PARTIAL INTEREST
11	812970	0030	4/17/06	\$595,000	RELOCATION - SALE BY SERVICE
11	812970	0110	5/10/05	\$545,950	IMP CHARACTERISTICS CHANGED SINCE SALE
11	812970	0185	9/22/05	\$605,000	DATA DOES NOT MATCH SALE
11	812970	0185	4/13/04	\$379,000	TEARDOWN SALE
11	812970	0230	7/27/06	\$635,000	OBSOLESCENCE>0
11	812970	0255	4/13/04	\$340,000	TEARDOWN SALE
11	812970	0410	6/1/05	\$600,000	TEARDOWN SALE
11	812970	0490	5/15/06	\$760,000	DATA DOES NOT MATCH SALE
11	812970	0600	6/27/06	\$650,000	OBSOLESCENCE>0
11	812970	0660	7/28/06	\$629,000	PREVIOUS IMP VALUE<=25,000
11	858440	0140	9/27/05	\$275,000	RELATED PARTY, FRIEND, OR NEIGHBOR
11	952210	0500	3/10/05	\$136,309	PARTIAL INTEREST
11	952210	0520	7/19/06	\$598,950	DATA DOES NOT MATCH SALE
11	952210	0520	12/10/04	\$389,950	IMP CHARACTERISTICS CHANGED SINCE SALE
11	953010	1030	7/6/04	\$395,000	IMP CHARACTERISTICS CHANGED SINCE SALE
11	990600	0030	12/30/04	\$38,002	QUIT CLAIM DEED



**King County
Department of Assessments**

King County Administration Bldg.
500 Fourth Avenue, ADM-AS-0708
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(206) 296-5195 FAX (206) 296-0595
Email: assessor.info@metrokc.gov
www.metrokc.gov/assessor/

**Scott Noble
Assessor**

MEMORANDUM

DATE: January 4, 2007

TO: Residential Appraisers

FROM: Scott Noble, Assessor

A handwritten signature in black ink that reads "Scott Noble".

SUBJECT: 2007 Revaluation for 2008 Tax Roll

The King County Assessor, as elected representative of the people of King County, is your client for the mass appraisal and summary report. The King County Department of Assessments subscribes to the Uniform Standards of Professional Appraisal Practice 2006. You will perform your appraisals and complete your summary mass appraisal reports in compliance with USPAP 2006. The following are your appraisal instructions and conditions:

1. You are to timely appraise the area or properties assigned to you by the revalue plan. The Scope of Work may be modified as necessary including special limiting conditions to complete the Revalue Plan.
2. You are to use all appropriate mass appraisal techniques as stated in USPAP, Washington State Law; Washington State Administrative Code, IAAO texts or classes.
3. The standard for validation models is the standard as delineated by IAAO in their Standard on Ratio Studies (approved 1999); and
4. Any and all other standards as published by the IAAO.
5. Appraise land as if vacant and available for development to its highest and best use. The improvements are to be valued at their contribution to the total.
6. You must complete the revalue in compliance with all Washington and King County laws, codes and with due consideration of Department of Revenue guidelines. The Jurisdictional Exception is to be invoked in case USPAP does not agree with these public policies.

7. Physical inspections should be completed per the revaluation plan and statistical updates completed on the remainder of the properties as appropriate.
8. You must complete a written mass appraisal report for each area and a statistical update report in compliance with USPAP Standard 6.
9. All sales of land and improved properties should be validated as correct and verified with participants as necessary.
10. You must use at least three years of sales. No adjustments to sales prices shall be made to avoid any possibility of speculative market conditions skewing the basis for taxation.
11. Continue to review dollar per square foot as a check and balance to assessment value.
12. The intended use of the appraisal and report is the administration of ad valorem property taxation.
13. The intended users include the Assessor, Board of Equalization, Board of Tax Appeals, King County Prosecutor and Department of Revenue.

SN:swr